

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
May 17, 2019

The Meeting of the Board was called to order at 9:31 am in the Lobby.

Directors Present: Brent Yoder, Richard Ramsey and Jan Zobrist. Lisa Portnoff and Miguel Pasquel attended via teleconference. Also attending: Manager Perla Bustamante and 8 homeowners (Don Unit 501, Terry Zach and John Pottridge Unit 709, Lou and Trudy Wells Unit 1001, Sharon Lapid Unit 1507, Scott Parris Unit 1506 and Darren Spencer Unit 1004.

Minutes of previous meeting: MOTION by Lisa Portnoff 2nd by Richard Ramsey to approve the minutes of the April 19, 2019 Board of Director's meeting. APPROVED by a 5-0 vote.

Financial Report: The financial reports for April 2019 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. The Operating Account ending the month \$12,504 unfavorable to budget. Revenue was \$3,149 favorable to budget. For expense categories, ADMIN expenses were \$2,982 unfavorable budget, BUILDING expenses were \$14,064 favorable budget, COMPLEX (L&R) expenses were \$6,450 unfavorable to budget as L&R capital expenses are a bit ahead of schedule, PAYROLL expenses were \$142 unfavorable to budget, our RESERVE contribution was at budget and UTILITY expenses were \$5,591 unfavorable to budget due to cooler weather.

The Reserve Account as of May 15, 2019 had a balance of \$926,683. \$373,924 is held in cash at our Cal Private Bank and \$552,759 is held in interest bearing CD accounts with Edward Jones. The total expenditures made as of May 15, 2019 have been, \$53,103 for spalling repairs and \$3,458 for the roof fan exhaust housing. The planned 2019 high-probability expenses are identified as, \$35,000 for a new access control system, \$28,375 for new roof tie-down brackets and \$750 for a new heat pump circulation motor. Medium probability for \$4,000 in misc. pumps and motors and low probability for \$70,000 for a new fire sprinkler diesel motor and pump.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 61 for April and 54 for May. We processed 15 work orders in April and 8 so far in May. We had three water leaks the first week of May. Unit 103 had an angle stop break as the angle stop was being shut, unit 606 had a water bubble form on the wall adjacent to the kitchen sink. The third leak was caused by a corroded pipe leading from the entry way fountain to the pump. The unit leaks were resolved by the owners but the leak from the fountain continues. We have a vendor coming to evaluate the cause of the leak.

Hamilton pacific spalling repair work is now complete. The spalling repairs were made on the 03, 02, 01 and 09 stacks. This completes the Building spalling repair work for 2019.

We are almost done with remodel season. We already have six units ready to begin September 16th. Three other units are on a wait list to start as soon when spots open up.

There were no L&R or Building rule violations since our last Board meeting.

Committee Reports

L&R: Jan Zobrist reported that the proposed five year equipment and facilities plan was discussed. L&R is seeking to appoint a representative from each building, a reverse of what was stated at the previous meeting that the buildings would select their own representative. The Board was not supportive of L&R making their own selections. L&R will be moving back into their office and they will be closed for three days while they move back in they will provide the dates. The operating accounts were reported to be on or below budget. New signs for the Shores have been approved to be replaced as the current signs are old and damaged.

Insurance: No Report

Enforcement: Don Bushell reported that the Vehicle Bridge on the north side of the campus has handrails that have been reported as structurally weak and unsafe. There is debate on whether the repair is structural for safety or cosmetic. The work estimated for repairing the handrails is \$65,000. Don asked the Board for their view on supporting or opposing repairs to the handrails on the Bridge. The Board will discuss at the next meeting.

Beach Club: Jan Zobrist reports that the Museum presentation was a big success. There is an emergency preparedness presentation that will be presented by the Fire department on June 6th. And a Flamenco dance presentation scheduled for June 15th.

Facilities: Jan Zobrist reports the Lagoon and the five year plan as the major items they discussed. The Lagoon renovation budget was \$1,094,000 with the breakdown of expenses as follows, \$70,422.81 were spent on administration, \$682,605.40 was paid to Bear valley, \$217,698.36 was spent on Landscaping with a grand total of \$950,726.57 cost for the Lagoon renovation project. The L&R capital expenses budgeted for 2019 are \$390,000.00 with \$242,808.92 spent so far.

Landscape: Brent Yoder reports a plan to add plants on the south side of campus that match the new plants on the North side for consistency throughout the complex. Bent is looking into having plants added near the walls around our building that are currently bare. Replacing River Rock in place of the current mulch in our entry way planters and island was discussed. Estimates will be provided at the next Board Meeting.

Recreation: Jan Zobrist reported the Lagoon Grand reopening party is on May 30th, from 3-6 PM.

Community Alliance Terry Zack reports there will be a meeting with the city, the General Manager from the Del, the L&R chairman, the CAG and the General manager for L&R at Roundtable in the Coronado Library on May 24th at 10AM to talk about Master plan for the Hotel del Coronado and Avenida del Sol project. There was a meeting for the Air land use compatibility plan which is a study on the noise and safety regarding airplanes that fly in Coronado. The ALUCP has made liability zones based on the colors red, being the highest level of liability, orange medium level and yellow is the lowest level. The study will determine what changes need to be made for protection in relation to airplanes.

Unfinished Business

General Rules for election. The Manager reported that she is waiting for a draft from the Attorney to present to the Board.

Association parking Spaces. Manager presented to the Board what the other 9 buildings rent their spaces for and what their renting policy is. Of the 4 that responded, 2 hold annual or Bi-annual Lotteries and the other two do not have any Association parking spaces. A bi-annual Lottery was discussed with a Grandfathered clause for members currently renting Association parking spaces. Brent proposed to make a Bi-annual association parking space lottery policy, **MOTION** made by Richard Ramsey, 2nd by Lisa Portnoff and passed by a 4-1 vote with Jan abstaining to vote. The written policy will be presented to the Board for review before approval.

Earthquake presentation. The earthquake presentation was postponed until the next Board meeting.

New Business

A rule modification was proposed for a specific type of protective covering used by contractors in the hallways during remodel season. The Board discussed that we currently have the contractors placing some sort of protective covering of their choice on hallway floors during a unit remodel. Motion by Jan Zobrist second by Lisa Portnoff to make a rule modification to specify the protective hallway floor covering requirements from contractors during remodels. Passed 5-0 vote. Rule modification to be presented to the Board for approval.

A rule modification was discussed regarding window pushout modifications. We currently allow the windowpanes to be replaced without requiring the frames to be replaced as part of the window replacements. The debate was whether there is a safety concern regarding the existing frames. The manager was asked to contact city for evidence that supports that not replacing the windowpane frames would be a safety issue.

Homeowner Comments:

We had a complaint reported by Unit 208 about DISH residential technicians selling them a smart home thermostat. The thermostat did not work properly, and the resident expected the Friday DISH technicians to fix the issue. Our bulk DISH agreement does not include repairing of the smart home devices. The Board asked the Manager to add a memo to the newsletter regarding the DISH smart home devices.

Unit 1404 petitioned the Board to start flooring work start June first. Since flooring installation is described as Remodel work, the Board declined.

The next Board of Directors meeting will be Friday June 28th at 9:30 am in the Lobby.

There being no further business, the meeting was adjourned at 11:24 AM.

**Executive Session of the Board of Directors
DRAFT MINUTES**

The Executive Session of the Board was called to order at 11:34 AM in the Manager's office.

The Board discussed the DISH internet and TV proposal.

There being no further business, the meeting was adjourned at 12:24 PM