

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

February 28, 2020

APPROVED MINUTES

The Meeting of the Board was called to order at 10:01AM in the Manager's office.

Directors Present: Brent Yoder and Richard Ramsey. Miguel Pasquel, Jan Zobrist and Lisa Portnoff attended via teleconference. Homeowners Bruce Mackie, Tawfik Rizkallah and Don and Maribah Bushell attended the meeting. The Manager, Perla Bustamante, was also in attendance.

Minutes of January 20th Board of director's meeting: **MOTION** by Richard Ramsey 2nd by Lisa Portnoff to approve the minutes of the January 20, 2020 Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for January 2020 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. Revenue for January was \$333 unfavorable to budget. For expense categories, ADMIN was \$226 favorable to budget, BUILDING was \$2,798 favorable to budget, COMPLEX was \$5,305 unfavorable to budget, PAYROLL was \$1,859 favorable to budget. Our RESERVE contribution was at budget and UTILITY expenses were \$6,454 unfavorable to budget.

The RESERVE account as of February 20, 2020 had a balance of \$1,085,203. \$396,364 is held in cash at our Cal Private Bank and \$688,839 is held in interest bearing CD accounts with Edward Jones. There have been no expenditures in 2020 out of our Reserves. The planned 2020 high probability expenses are, \$20,028 for the new access control system \$20,000 for parapet wall repairs, \$80,000 for a new roof surface, \$50,000 for spalling maintenance repairs, \$10,000 for the east stairwell repairs and \$25,000 for a new fire alarm system. Medium probability expenses are, \$10,000 for fountain repairs, \$45,000 for the entry canopy removal and \$115,000 for roof drain lining. The low probability expenses include, \$30,000 for new sealer for terrace deck, \$4,600 for miscellaneous pumps and motors, and \$70,000 for a new fire sprinkler diesel motor and pump.

Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 85 in January and 78 in February. We processed 23 work orders in January and 14 so far in February. The staff started

Coronado Shores Condominium Association #8 – El Encanto

the east stairwell repair project expected to continue through March. Staff also replaced the remaining leaking pipes over parking spaces in the upper garage and replaced broken door brushes.

Two water leaks were reported. One unit had a leak from a kitchen sink backup from the unit above. Another unit reported water that came from the unit above from a suspected toilet overflow.

Otis Elevator techs checked our elevator equipment and recommended twenty-four rollers be replaced to reduce noise. Twelve rollers were replaced on east elevator cab with twelve-pending installation on the west elevator cab.

On Thursday, February 20th we began our hydro jet cleaning of the kitchen sinks. There was too much buildup in the drains; this caused the hoses to push buildup into kitchen drains resulting in backups in several units. We will continue with hydro jet cleaning in April using a different tactic.

Our financial recordkeeping has changed from QuickBooks desktop to QuickBooks online.

The following complaints were made since the last meeting, one homeowner reported water leaking into their storage room was causing possible damage to other owner's property. The water is leaking from the tiered planters that surround the building. Another unit reported noise after 10 PM.

Contractor work in the building includes, remodel units 801, 602, 1401 and 1206. John Besseck has also been installing the remaining subpanels in the garages for electric vehicle charging stations.

One rule violation was reported since the last Board meeting. The workers in unit 602 were reported to have been working after 5PM.

Committee Reports:

L&R: Jan Zobrist reports the Rules and Regulations are in process of being revised. The rules will be sent to the ten associations to accept the revisions. The committee voted to hire a new security company. The previous security company decided they were unable to fulfill their contract with the Shores. The committee also voted to install new security gates, both for the entry gate and an exit gate. The exit gate will be automatic. Revisions were made to the articles of incorporation.

Facilities: Jan Zobrist reports it was presented to the committee that \$10,000 be paid to David Reed to prepare a scope of design and ideas for the front entrance to the Shores. The committee

Coronado Shores Condominium Association #8 – El Encanto

liked the idea and agreed to present it to L&R. The security gates were discussed, and 3 bids provided.

Landscape: Jan Zobrist reports the committee walked the south end to the back of El Encanto. The area is common area and therefore L&R responsibility to maintain. The committee tabled a vote to approve fixing the area until our Board decided to approve a bench.

Insurance: No report.

Design Committee: Brent Yoder reports DRP is creating the design variations for the renovation of the common areas. A date for the Town Hall meeting is planned for late March.

Beach Club: Jan Zobrist reports the Beach Club had a successful Super Bowl party. AB5 requires small businesses to require insurance and workers comp for all vendors. This has caused a problem getting bands and performers at the Shores. Our insurance provider extended the registration of vendors until the end of February.

Enforcement: Lisa Portnoff reports a contractor presented a proposal to build an underground pump station to force flood or storm water out of the partially clogged pipe to the ocean and avoid flooding during king tides. The sea wall lease is up for renewal with the State Coastal commission.

Community Alliance: Brent Yoder reported for Terry Zack, as a follow up to the January meeting a slide presentation was provided on the tentative proposal for a work of public art to be installed on the Avenida del Sol cul-de-sac sidewalk between the Paseo del Mar beachfront walkway that extends around the cul-de-sac and connects to the boardwalk on the beachside of Coronado Shores.

Unfinished Business:

Package control update. The Manager presented the Board with proposed rule modification for package control. The rule will include a weight limit on the parcels received and delivered into units and will not allow perishable items to be delivered to the front desk. An authorization form releasing the association from liability will need to be signed from each resident. The Manager will provide an authorization form to reduce our risk of liability. MOTION by Richard Ramsey, 2ND by Brent Yoder to propose a package control rule modification. Approved by 5-0 vote. The modification will be adopted after the 28-day comment period.

Lining of drains. The Manager reported the 07 and 04 vanity drains were not epoxy lined in the NuFlow project from 2013. The roof drains have also not been lined and recently causing leaks into units. A main drain in the upper garage also has been leaking for years. Bids from Specialized Pipe Technologies, formerly known as NuFlow, and Bill Howe were presented to the Board as separate projects. SPT submitted bids for all three projects while Bille Howe only

Coronado Shores Condominium Association #8 – El Encanto

submitted for one. The main drain in the garage will be decided on a later date as the Manager was instructed to ask other buildings if the main drains have been replaced with PCV. MOTION by Brent Yoder, 2ND by Richard Ramsey to approve SPT to line the building's six roof drains. APPROVED by a 5-0 vote. MOTION by Richard Ramsey 2ND by Jan Zobrist to approve SPT to line the 04 and the 07 vanity drains. APPROVED by a 5-0 vote.

Glass installation in stairwells. The Manager reported other buildings in order to reduce cost of maintenance to the stairwells, have closed their stairwells by installing windows. Only one bid was submitted. The Board asked the Manager for another bid to compare.

New Business:

Tiered planters. The Manager called Mission Hills Nursery, our landscaping company to ask about waterproofing. The company said they do not waterproof but could provide bids from two companies they work with. Tony and Fausto will gather bids for waterproofing and cost estimates for removing dirt and replanting.

Landscaping behind Building. The Landscaping committee has walked around the backside of the building and have plans of improving the area with plants. A bench was suggested be added at our building's expense. Jim Vitale submitted a proposal for a bench. The Manager searched comparable benches. MOTION by Richard Ramsey, 2ND by Brent Yoder to approve a bench for the backside of the building. APPROVED 5-0.

Election rules. The Manager reports that SB 323 require we amend our election rules in our CC&Rs before our next annual meeting.

Vendor ban. Recently the company Apex Glass has had several safety concerns including the latest, a pry bar fell fourteen stories and landed on our terrace deck. The deck is now damaged. The temporary suspension of access for Apex Glass is in effect with our attorney's guidance. Three units that are under remodel have work pending with Apex and have asked the Board to allow work to continue. The Board decided to allow the units with pending work to finish the work only if they agree to have a supervisor present when Apex Glass is working in their unit.

Owner comments:

One owner asked the Board to delay the first payment of the special assessment until the design is presented.

Another owner wrote to the Board to tell them they do not agree to pay without seeing the design.

Coronado Shores Condominium Association #8 – El Encanto

One Owner asked about a lawsuit with L&R and problems in the committee that have not been reported in the Board meetings. Jan Zobrist, our L&R Representative, informed the owner that the information he was asking was discussed only in executive session and were not topics for open meeting. She confirmed there are issues that are being reviewed by a lawyer.

The next Board of Director's meeting will be Friday March 20th at 10:00am in the Manager's office.

There being no further business the meeting was adjourned at 11:52 AM.