

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

January 20, 2020

APPROVED MINUTES

The Meeting of the Board was called to order at 10:02AM in the L&R underground.

Directors Present: Brent Yoder, Richard Ramsey, Miguel Pasquel and Jan Zobrist. Lisa Portnoff attended via teleconference. The Manager, Perla Bustamante, was also in attendance.

Minutes of Special meeting: **MOTION** by Jan Zobrist **2nd** by Lisa Portnoff to approve the minutes of the October 28, 2019 Board of Director's special meeting. **APPROVED** by a 5-0 vote.

Minutes of the Special meeting; **MOTION** Jan Zobrist, **2nd** by Richard Ramsey to approve the minutes of the January 20, 2020 Board of Director's special meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for December 2019 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. Revenue for December was \$2,875 favorable to budget. For expense categories, ADMIN was \$2,054 unfavorable to budget, BUILDING was \$6,325 unfavorable to budget, COMPLEX was \$1,253 favorable to budget, PAYROLL was \$20,716 unfavorable to budget due to higher cost of Healthcare. Our RESERVE contribution was at budget and UTILITY expenses were \$1,254 favorable to budget.

The RESERVE account as of January 15, 2020 had a balance of \$1,056,950. \$371,364 is held in cash at our Cal Private Bank and \$685,586 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 \$45,000 for parapet wall repairs, \$80,000 for a new roof surface, \$50,000 for spalling maintenance repairs and \$10,000 for fountain repairs. The medium probability expense of \$30,000 for new sealer for terrace deck, \$4,600 for miscellaneous pumps and motors, and a low probability expense of \$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 90 in December and 63 in January. We processed 20 work orders in December and 8 so far in January. The staff was very busy in December replacing leaking pipes in the garage, repairing pipes inside units, waxed the

Coronado Shores Condominium Association #8 – El Encanto

lobby floors and added a railing to the terrace stairs. A drain was replaced from a terrace unit that was filled with sand and could not be unclogged.

One emergency happened since the last Board meeting. On December 30th the fire department responded to a medical aid for a resident. The resident was okay but taken to the hospital as precaution.

Three water leaks were reported. One unit had a leak from the roof drain during the heavy rains. Another unit had a cracked guest bathroom toilet drainpipe that leaked into the unit below. The third unit had a kitchen sink supply line hose burst. Our engineer was able to stop the water and clean up the puddles in the unit.

SPT lined the missed section of drainpipe from the 07-kitchen stack. We found another drain form in the 07 stack that was not lined.

A dog bit a resident as he walked out of the elevator in the upper lobby. The resident went to the emergency room and the police were called per Coronado protocol. The dog quarantined and released to Coronado Paws.

A contractor caused damages to the exterior of the building from the 15th floor to the terrace. The window washers were doing their scheduled wash and were able to clean windows and power wash paint with minimal repainting of walls. The owner and or contractors are to pay for repairs.

Three structural engineers were called to inspect our entryway canopy. All three said they knew without looking at canopy that it would not be up to current code and could not deem it safe unless it was. Three demo companies were called to bid for the removal of the canopy and only two met the deadline for the bids.

Dish Network reported that they provided credits to 25 residents ranging from \$15-\$200 from billing for third receivers after new contract including a third receiver had started.

For the Holiday Fund, 81 residents contributed, the total amount was distributed to the four-building staff equally, four infinity door people and three cleaning staff.

The following complaints were made since the last meeting, two units have complained about the noise caused by the elevators. The rollers are scheduled to be replaced.

Committee Reports:

L&R: Jan Zobrist reports the installment of the monitoring well for the lagoon, required by the city of Coronado, was delayed waiting for approval of permits. The railings of the bridge by the Beach Club has started to rust and will be redone.

Coronado Shores Condominium Association #8 – El Encanto

Facilities: Jan Zobrist reports the glass of all pools will be brought up to code and replaced to last 20 years.

Landscape: Jan Zobrist reports that the committee approved to pay \$5,000 to have David Reed come up with a design and plan for the south campus entryway island.

Insurance: Lisa Portnoff reports only one bid was submitted for Insurance. The new Insurance bid was approved with a premium increase of six percent.

Design Committee: Brent Yoder reports DRP is moving forward with the design variations. The date for the design presentation is to be decided.

Beach Club: Jan Zobrist reports the Beach Club had new paint and carpet installed. The Beach Club will have a Super Bowl party February 2nd.

Recreation: The Recreation committee has been disbanded.

Enforcement: Lisa Portnoff reports from the meeting in October, the cost of lighting update approved for the bridge increased from \$72,000 to \$80,000. Enforcement is looking into emergency pumping plan for potential future flooding from sewer drains.

Community Alliance: Terry Zack reports the Hotel del improvement investment is \$400 million. The meeting on Jan 16 was kicked off by Mayor Bailey where the topics included landscaping, parking and traffic lights on Avenida del Sol.

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.

New Business:

Security Surveillance System. A resident sent an email regarding the special assessment hallway renovation and asked security cameras were to be installed in the hallways. The Manager researched if cameras are allowed be installed in common areas. The Manager was asked to get more information and estimates of what installing cameras in common areas would involve.

Canopy Removal. The Manager called three demolition companies to get bids for removal of the canopy after three structural engineers were not able to deem our canopy safe since it is not up to

Coronado Shores Condominium Association #8 – El Encanto

current code. **MOTION** by Brent, 2ND by Jan, to approve removal of canopy pending remodel design plans and risk factors of fountains if canopy is removed. Vote 4-1.

Reserve Study and Funding. The Board discussed the current reserve funding plan, future planning and costs. A resident provided the Board with an Excel sheet that can help us predict numbers accurately for the reserve fund. The Manager was asked to research our reserve study and verify the costs for items in the reserve are up to date. The Board will review and discuss again in a future meeting.

Clearing Books. The Manager requested approval to clear the books of pending invoices from 2014 and 2015 to be able to start 2020 with clean books. **MOTION** by Brent, 2ND by Richard to write off as uncollectible \$3,344 from our books. **APPROVED** by a 4-0 Vote.

Owner comments:

None.

The next Board of Director's meeting will be Friday February 28th at 10:00am in the L&R Underground.

There being no further business the meeting was adjourned at 12:43pm.