

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

May 29, 2020

APPROVED MINUTES

The Meeting of the Board was called to order at 10:04AM via Zoom.

Directors: Brent Yoder, Richard Ramsey, Miguel Pasquel, Jan Zobrist and Lisa Portnoff attended via Zoom. Homeowners Jon and Mary Ericson, Cookie Freidman, Sharon Lapid, Lew and Trudy Wells and Don and Mariah Bushell attended the meeting. The Manager, Perla Bustamante, also attended the meeting.

Minutes of February 28th Board of director's meeting: **MOTION** by Lisa Portnoff **2nd** by Jan Zobrist to approve the minutes of the February 28, 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 April was \$2,676 unfavorable to budget. For expense categories, ADMIN was \$4,270 unfavorable to budget, BUILDING was \$2,506 unfavorable to budget, COMPLEX was \$6,268 favorable to budget, PAYROLL was \$4,682 favorable to budget. Our RESERVE contribution was at budget and UTILITY expenses were \$5,877 unfavorable to budget.

The RESERVE account as of May 20, 2020 had a balance of \$2,206,023. \$1,507,739 is held in cash at our Cal Private Bank and \$698,739 is held in interest bearing CD accounts with Edward Jones. Of the total Reserve amount \$1,121,142 is from the approved special assessment for the renovation of the common areas. The expenditures in 2020 out of our Reserves are, \$66,898 for the access control system and drainpipe lining. The planned 2020 high probability expenses are, \$115,000 for the roof epoxy lining project, \$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. 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:

Coronado Shores Condominium Association #8 – El Encanto

The Manager reports the building population (units occupied) were 68 in April and 58 in May. We processed 12 work orders in April and 10 so far in May. Due to the covid-19 health crisis many of our building projects were put on hold or delayed.

Three water leaks were reported since the last Board meeting. One leak was reported from a remodel unit, the water came from two units above. The leak was caused by a cracked drainpipe, the Association repaired. Another unit reported a leak after heavy rain pour in April. A roof drain cracked and caused water to leak into three units. The Association is repaired the pipe and luckily no damage was reported. The third leak was reported from a pent house unit, a hose from the cooling tower that connects to a roof drain drained outside of the pipe causing water to pool and leak into the unit living room, the Association is to repair.

We began our hydro jet cleaning of the kitchen sinks in early April. The staff entered only unoccupied units. The kitchen drains were all done except for the 07 stack above the 9th floor and the whole 05 stack, due to many occupied units. We will finish the kitchen sink drain cleaning when Covid-19 restrictions lift.

SPT started the epoxy lining of the roof drains. There are 6 drains that will be epoxy lined and two vanity drain sinks, 07 stack and 04 stack, will follow. The roof drainpipe between the 05 and 06 stack will have to lined later when Covid-19 restrictions lift.

The east stairwell project was put on hold and will restart after the roof drain lining project is complete.

The Manager hired IG Construction to help patch and paint the holes left in hallways and units from the roof drain epoxy lining project.

We experienced several outages from March to May. One was a power outage in March and the other a scheduled Dish Network internet outage in March followed by follow up tests that caused intermittent outages in April.

The office computer was replaced, and the front desk computer upgraded.

One complaint was reported since the last Board Meeting. The unit that had the leak from the cooling tower drain reported this is not the first leak but the third consecutive year usually from rain. The owner wanted to know when the issue would be fixed. The Manager has been searching for roofing companies to bid but having difficulties getting bids. Two companies have backed out and a third would not bid to an HOA. The Board has been presented one bid from Preman Roofing. MOTION by Jan Zobrist 2ND Richard Ramsey to approve Preman Roofing contingent on if we receive a bid from San Diego Roofing Specialists. APPROVED by 5-0 vote.

Coronado Shores Condominium Association #8 – El Encanto

Contractor work in the building includes remodel units 1401 and 1206. John Besseck will continue installing a charging station in the lower garage after his installation was put on hold during the Stay at home order in California.

One rule violation was reported since the last Board meeting. Three parking citations were issued to a vehicle for not having a current decal. The vehicle did have the decal but had not removed the previous years decal. This was a mistake from security who had sent a warning of towing the vehicle.

Committee Reports:

L&R: Jan Zobrist reports the Rules and Regulations have been adopted and are being printed. L&R applied for the Payment Protection Program loan and was approved.

Facilities: Jan Zobrist reports the committee approved the pool glass at the Beach Club pool, including the glass around the terrace, be replaced this year. The tennis court refinishing will be postponed because of the pool glass work.

Landscape: Jan Zobrist reports the renderings created by David Reed for the south side of campus are available for viewing. The design does not include the water feature that was expected from the other buildings. The renderings are posted in the mail room bulletin board.

Insurance: Lisa Portnoff reports the master insurance policy was approved in February.

Design Committee: Sharon Lapid reports DRP is ready for the June 10th walkthrough presentation in the lobby. An online version will be posted soon after and a scheduled Zoom Q&A will be announced.

Beach Club: Jan Zobrist reports the Beach Club is closed. New furniture covers have been purchased.

Enforcement: Lisa Portnoff reports the committee is working on a pump station for flooding and the renewal of the seawall lease. The bridge on the north side of campus has new posts installed.

Community Alliance: No report.

Unfinished Business:

Glass Installation Stairwells. At the previous Board meeting the Manager presented the Board with one bid and reported a pending bid to install window panels in the stairwells. The two comparable bids presented are from Comprehensive Glass works and Donate Construction.

Coronado Shores Condominium Association #8 – El Encanto

MOTION by Jan Zobrist, 2ND by Brent Yoder to approve the installation of glass in the stairwells. APPROVED by a 5-0 vote.

Fire Alarm system. The Manager reported at the last Board meeting that the fire alarm system had a glitch in the program that cannot be fixed. Three bids were presented, JJJ, Pyrocomm and West Coast Fire Protection. MOTION by Jan Zobrist 2ND by Lisa Portnoff to approve West Coast Fire to install a new cpu to our fire alarm system. APPROVED by 5-0 vote.

Tiered Planters. An update was provided by the manager regarding the tired planter project. Covid-19 put work on hold for many. The bidders called for the work will come when restrictions lift.

New Business:

Extension of work. The Manager asked the Board to approve the extension of work for remodel units put on hold during the pandemic. MOTION Richard Ramsey 2ND Brent Yoder to approve the extension of remodel work no later than June 30th. APPROVED by 5-0 vote.

Owner comments:

One owner was concerned at hearing the difficulties had getting roof resurfacing bids.

The next Board of Director's meeting will be Friday, June 30th at 10:00am via Zoom.

There being no further business the meeting was adjourned at 11:13 AM.

Executive Session

Board of Directors

The meeting was called to order at 11:14AM via Zoom. The Manager reported delinquent accounts.

There being no further business meeting was adjourned at 11:45AM.