



CONDOMINIUM ASSOCIATION No. 8  
1810 Avenida del Mundo • Coronado, California 92118

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El Encanto Homeowners:

September 15, 2020

Building News:

Save the date! Our annual homeowner meeting will be on Saturday, November 7<sup>th</sup> at 10:00 AM via Zoom. Two director positions will be open this year for two-year terms. The candidates running for the 2020-2022 election are Jan Zobrist, Miguel Pasquel and Diane Tierney. Our inspector of elections will be Bruce Mackie. Ballots will be mailed out by October 6<sup>th</sup>.

With the summer season over, we have building improvement projects scheduled back to back. We have many families in town with kids attending school virtually, we want to provide everyone with plenty of notice to plan accordingly. Please advise your family, guests, and tenants of all the happenings at El Encanto

Coronavirus has changed the way we plan and coordinate contractors for our building projects and unit remodels. This year we will start out with two concurrent unit remodels that will start work on Tuesday, September 15<sup>th</sup>.

We installed a new fire alarm panel in late July which requires us to test the entire building smoke detectors and speaker system. We tested a few units after the installation was complete however, issues were found in some tested units that propelled us to test all units. The testing will be a two-day event. Units on the terrace through eighth floors will be tested on Wednesday, September 16<sup>th</sup>. Units on the ninth through penthouse floors will be tested on Friday, September 18<sup>th</sup>. You will receive an email with your unit's test results once completed.

The building roof resurfacing is expected to be completed on Friday, September 18<sup>th</sup>. The east stairwell project will continue through the month of September. Please avoid the east stairwell, Monday through Friday, 8am to 4pm if possible, while we finish painting the stairwell landings.

Our building renovation project has moved one step forward. DRP has completed the specs and will be bid by 3 contractors. Each contractor has had an individual walk through with Lainie and have returned with their subs for more specifics. Bidding is taking 2-3 weeks to make sure that every detail is understood to bid accurately and prevent future change orders.

We have received multiple reports from the terrace units of items and liquids being cast over the balconies or out of windows. Please remember that nothing should be hung over railings, nothing should be cast out of windows or balconies and no smoking is allowed on balconies. Please help us keep the terrace units safe and clean.

Other News:

Our next Board of Director's meeting will be Friday, September 25<sup>th</sup> at 10:00am via Zoom.

Sincerely,

Perla Bustamante  
Building Manager

Brent Yoder  
President, Board of Directors