

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

July 24, 2020

APPROVED MINUTES

The Meeting of the Board was called to order at 9:01 AM via Zoom.

Directors: Brent Yoder, Richard Ramsey, Jan Zobrist and Lisa Portnoff attended via Zoom. Ten homeowners attended and the Manager, Perla Bustamante, also attended the meeting.

Minutes of June 28th Board of director's meeting: **MOTION** by Lisa Portnoff 2nd by Jan Zobrist to approve the minutes of the June 28, 2020 Board of Director's meeting.

APPROVED by a 4-0 vote.

Financial Report: The financial reports for June 2020 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. Revenue for June was \$5,099 unfavorable to budget. For expense categories, ADMIN was \$568 favorable to budget, BUILDING was \$1,811 favorable to budget, COMPLEX was \$11,931 unfavorable to budget, PAYROLL was \$2,082 favorable to budget. Our RESERVE contribution was at budget and UTILITY expenses were \$5,864 unfavorable to budget.

The RESERVE account as of July 17, 2020 had a balance of \$2,604,181. \$1,981,140 is held in cash at our Cal Private Bank and \$623,041 is held in interest bearing CD accounts with Edward Jones. Of the total Reserve amount \$1,631,586 is from the approved special assessment for the renovation of the common areas. The expenditures in 2020 out of our Reserves are, \$151,140 for the access control system, roof drain lining and vanity drainpipe lining. The planned 2020 high probability expenses are, \$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:

The Manager reports the building population (units occupied) were 81 in June and 103 in July. We processed 22 work orders in June and 18 so far in July.

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We had one emergency since the last Board meeting, one of our residents fell while alone in their unit. Our engineer went to her aide by crawling through the terrace level window. An ambulance was called, and the resident was taken to the hospital.

We had one water leak reported in the upper garage. The leak was coming from a unit on the 5th floor lateral bathroom sink drain. Minimal damage was reported in the second and terrace level units of the same stack. The damage was repaired by staff.

The first confirmed case of Covid-19 was reported in the building. GMI was hired to thoroughly disinfect all hallways, lobbies, elevators and doors. Work orders were put on hold for two weeks for precautionary measures.

Our building population has increased and with it the increase of activity and elevator use. The elevator lobby doors are now open from 8 AM to 6 PM daily. An additional cleaning person was hired, temporarily, to help disinfect on an hourly basis.

There are new signs posted throughout the building and at all entries stating that masks are required to be worn in common areas. The signs posted are in English and Spanish.

The tiered planter on the backside of the building was excavate for inspection and to get bids for waterproofing.

Our attorney reviewed our unit modification rules regarding the flooring noise dispute between neighbors. The Association is not liable in this case and the neighbors have settled their disagreement for the time being.

The unit list for remodels this September is filling up fast. One unit was not able to finish their remodel work at the end of June and will be first in line to start this September.

We have received multiple complaints regarding two issues, hot water and mask wearing. The hot water issue is something we have been experiencing every summer for the past few years. The early morning users experience high hot water temperatures and the late evening users experience not enough or lukewarm temperatures. Our old boilers do not self-regulate for high usage. The Board asked the Manager to test the water temperatures from a faucet, to look for replacement options for our boilers and turn down the temperature of the water or warn residents about possible high temperatures. Another complaint received was for continued dog barking.

One rule violation was reported by L&R. One of our resident's guests climbed over the closed tennis court fence to play during closed hours. When security asked them to leave, they were rude and non-compliant. The guest had their ID card confiscated.

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Committee Reports:

L&R: Jan Zobrist reports the 2021 budget is in the works and a workshop meeting met. A 6.02% increase to the budget was reported while capital expenditures budget will remain the same as 2020. The red curbs at the south side of campus have been repainted.

Facilities: Jan Zobrist reports the pool restrictions are being followed. Board member, Miguel Pasquel, joins meeting at this point.

Landscape: Jan Zobrist reports Birds of Paradise plants are being replanted along the wall on the far east side of campus. The Board approved in February to add a bench in the back of the building. Sharon Lapid suggested using the benches that are in our entryway as they will not be needed after our building renovation. MOTION by Brent Yoder, 2ND by Lisa Portnoff to approve the additional benches and the plan for the back of the building. APPROVED by a 5-0 vote.

Insurance: Lisa Portnoff reported the next meeting will be in October.

Design Committee: Sharon Lapid reports DRP is finalizing all measurements that will be used for the remodel. A new committee was formed by Board members. Brent Yoder, Lisa Portnoff, Richard Ramsey and two design committee members, Sharon Lapid and Judy Parris will form the Oversight Committee to oversee the renovation of our common areas.

Beach Club: No Report.

Enforcement: Lisa Portnoff reports the meeting will be Friday, July 24th. The sea wall survey was completed.

Community Alliance: No report.

Unfinished Business:

Package Control Rule Modification Rule Adoption. On July 5th the 28 day-comment period ended for the proposed package control rule modification. MOTION by Richard Ramsey, 2ND by Brent Yoder to adopt the package control rule. APPROVED by a 5-0 vote.

Canopy Removal. At the February meeting the Manager provided bids for the removal of the canopy. The decision was tabled and put back on the agenda for this meeting. The bids provided are too close in scope of work and cost. Member, Scott Parris, was asked for advice as

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he has experience in this type of business. Scott Parris' opinion was that the cost was too high, he volunteered to get more bids to compare.

New Business:

Employee Appreciation Fund. The Manager suggested to the Board to allow residents the opportunity to thank employees for their continued dedication during these uncertain times. The Board approved a letter be sent to owners to raise funds for an additional gift to our essential employees.

Approval of DRP invoices. The invoices sent by DRP for their blocks of time were provided to the Board for approval. MOTION Jan Zobrist, 2ND Lisa Portnoff to approve the invoices. APPROVED by a 5-0 vote.

Emergency Rules. We have been receiving complaints regarding residents and guests of residents not wearing mask during the pandemic which can expose our residents to the Coronavirus. Members were invited to write in support or opposition to enforcing mask wearing in our building. MOTION by Brent Yoder, 2ND by Jan Zobrist to adopt emergency rule requiring mask be worn in common areas and failure to comply resulting in a \$500 fine. APPROVED 5-0.

Balcony Railing. A resident on the 15th floor petitioned the Board to be able to install balcony glass without the framing between glass panels as seen across our building at El Mirador. The Board asked for more information regarding wind speeds, installation and liability.

Owner comments:

Several homeowners commented during the comment period. One resident asked how we know the resident in our building is "clear" of coronavirus and if the CDC confirmed it. The same resident commented on the water temperature being erratic in their experience. Another resident commented on the temperature of the hallways being too warm. A resident made suggestion that third installment is not collected until the remodel work begins.

The next Board of Director's meeting will be Friday, August 21st at 10:00am via Zoom.

There being no further business the meeting was adjourned at 10:48 AM.

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Executive Session

Board of Directors

Immediately following Regular Meeting

The meeting was called to order at 10:49 AM via Zoom. The Manager reported delinquent accounts, due by date approved for August 10th.

There being no further business meeting was adjourned at 10:55 AM.