

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

June 26, 2020

APPROVED MINUTES

The Meeting of the Board was called to order at 10:00AM via Zoom.

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

Minutes of May 29th Board of director's meeting: **MOTION** by Lisa Portnoff 2nd by Jan Zobrist to approve the minutes of the May 29, 2020 Board of Director's meeting.

APPROVED by a 5-0 vote.

Financial Report: The financial reports for May 2020 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. Revenue for May was \$1,142 unfavorable to budget. For expense categories, ADMIN was \$815 unfavorable to budget, BUILDING was \$154 favorable to budget, COMPLEX was \$6,269 favorable to budget, PAYROLL was \$5,437 favorable to budget. Our RESERVE contribution was at budget and UTILITY expenses were \$3,009 unfavorable to budget.

The RESERVE account as of June 22, 2020 had a balance of \$2,202,970. \$1,504,498 is held in cash at our Cal Private Bank and \$698,472 is held in interest bearing CD accounts with Edward Jones. Of the total Reserve amount \$1,140,402 is from the approved special assessment for the renovation of the common areas. The expenditures in 2020 out of our Reserves are, \$95,698 for the access control system and 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 58 in May and 81 in June. We processed 10 work orders in May and 22 so far in June. Due to the covid-19 health crisis many of our work orders requests were put on hold or delayed.

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We had two water leaks since our last Board meeting. One leak was reported from a resident in the upper west garage, the water came from two units above. The leak was caused by a ruptured water supply line. Minor damages were reported in two units. The second leak was from our backflow assembly pipe in the exterior of the building. The backflow leak was from the domestic water supply line leaving the water without water for two hours. A temporary repair was made and the repairs will be scheduled when the part is available.

The roof drain lining and vanity drain lining by Specialized Pipe Technologies is complete. SPT is finishing up patching holes in hallways. One minor incident occurred during the project; a small scratch was found on the 7th floor hallway wallpaper.

A building wide water shut off on Thursday, June 11th was scheduled to repair the hot water supply line for the building. We replaced two valves that were dripping during the shut off as well.

The design presentation is available to view online on our website www.elencanto.org. The Town Hall zoom meeting is scheduled for Monday, June 29th at 4PM.

The key access system, KeyTrak, at the front desk has been experiencing glitches lately. The system was purchased in 2010 and runs on Windows XP. The company advised we upgrade to Windows 10 soon. The Manager was given two options, upgrade the existing computer or buy a new system with a new software.

We have received several complaints from residents that feel we are not doing enough to protect their health by not enforcing mask wearing. We also have a noise dispute amongst two owners. One unit that recently remodeled, installed porcelain flooring. The unit below claims the noise from above is unbearable. The Manager started to investigate if proper procedures were followed. The Association did not receive the information of flooring to be installed and underlayment prior to installation of the floor by the contractor. The contractor assured us that the flooring underlayment they installed was the required FIIC rating. However, the FIIC rating we require is higher. The Board discussed whether we should consider having an Architectural Committee. The Board questioned if having an Architectural committee would put the Association at a higher risk of liability. The Board asked the Manager to ask the attorney about our liability risk, Unit Modification Rules and the noise dispute.

Contractor work in the building will stop Tuesday, June 30th at 5PM. Unit 1206 will not be able to complete the project and will have to restart in September.

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Committee Reports:

L&R: Jan Zobrist reports an ad hoc committee was created to review the L&R Articles of Operation. Furloughed employees have returned and put to work in new stations throughout campus. The lagoon project is set to be closed soon.

Facilities: Jan Zobrist reports the pools will reopen with restrictions. The tennis courts will be open on weekends.

Landscape: Jan Zobrist reports she met with two homeowners to come up with ideas for the south campus landscaping. El Camino and El Mirador are coming up with ideas for the landscaping and will present their ideas.

Insurance: No Report.

Design Committee: Sharon Lapid reports DRP is ready for the June 29th Town Hall zoom meeting. She asked that homeowners send their questions prior to the meeting for filtering and sorting.

Beach Club: Jan Zobrist reports there was debate regarding opening of the Beach Club. A vote will be taken on the July 16 meeting to decide if the Beach Club should open.

Enforcement: No Report.

Community Alliance: No report.

Unfinished Business:

Tiered Planters. An update was provided by the manager regarding the tired planter project. Mission hills Nursery, our landscaping service, has removed the dirt for a three-foot section of the back side of the building for bidding.

Election Rules. At the January board meeting, the Manager reported that Senate bill 323 requires our election rules be revised. The attorney drafted the new election rules that we must adopt by September 2020. The Board will review and provide their notes to the Manager to send to the attorney.

Roof Surfacing Bid. At the last Board meeting the Board made a motion to approve Preman Roofing contingent on if Roofing Specialists of San Diego provided a comparable bid. The manager had our engineer review the bids and give his recommendation. Preman Roofing was recommended by the building Engineer. MOTION by Richard Ramsey, 2ND by Brent Yoder to approve the Preman Roofing bid. APPROVED by 5-0 vote.

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Canopy Removal. At the January Board meeting the removal of the canopy in the entryway was discussed and bids presented. The Board tabled the decision until the design plans for the entryway were presented. MOTION made to approve the removal of canopy not to exceed \$50,000 and reviewing the bids presented in January.

New Business:

Plumbing Relocation Waiver. At the last Board meeting the Manager mentioned in the building report the recommendation from our engineer for a liability release waiver when an owner modifies the original location of plumbing. A liability release waiver was presented. The Board asked the Manager to seek the legal advice of our attorney to ensure it would be valid.

Third Installment Due Date. The special assessment third installment has a pending due date. MOTION by Brent Yoder, 2ND by Jan Zobrist to approve the third installment due date be set for September 15th. APPROVED by 5-0 vote.

Owner comments:

Two emails were provided during the comment period. The homeowner of 102, suggesting the remodel should be canceled due to the pandemic. Another homeowner, 306, expressing concern that residents of Coronado, not just the building, are not wearing masks. Two other residents that were present also commented. The homeowner of 1001 was shocked at hearing we do not have an architectural committee to review and approve unit remodels. The owner of 1607 commented about his thoughts regarding the design.

The next Board of Director's meeting will be Friday, July 17th at 10:00am via Zoom.

There being no further business the meeting was adjourned at 11:31 AM.

Executive Session

Board of Directors

Immediately following Regular Meeting

The meeting was called to order at 11:32 AM via Zoom. The Manager reported delinquent accounts, L&R issues were discussed and an Attorney agreement was approved.

There being no further business meeting was adjourned at 11:49 AM.