

**Coronado Shores Condominium Association #8 – El Encanto**

**Meeting of the Board of Directors**

October 23, 2020

**APPROVED MINUTES**

The Meeting of the Board was called to order at 10:01 AM via Zoom.

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

Minutes of September 25<sup>th</sup> Board of director's meeting: **MOTION** by Lisa Portnoff **2<sup>nd</sup>** by Jan Zobrist to approve the minutes of the September 25<sup>th</sup>, 2020 Board of Director's meeting.

**APPROVED** by a 5-0 vote.

Financial Report: The financial reports for September 2020 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. Revenue for September was \$4,175 favorable to budget. For expense categories, ADMIN was \$213 favorable to budget, BUILDING was \$22,149 unfavorable to budget, COMPLEX was \$6,269 favorable to budget, PAYROLL was \$5,630 favorable to budget. Our RESERVE contribution was at budget and UTILITY expenses were \$1,792 unfavorable to budget due to a higher than average electricity bill.

The RESERVE account as of October 19, 2020 had a total of \$3,258,607. \$230,339 is held in cash at our Cal Private Bank and \$3,028,268 is held in interest bearing CD accounts with Edward Jones. The expenditures for 2020 out of our Reserve account are, \$299,799 for the access control system, roof drain lining, vanity drainpipe lining and roof resurfacing. The planned 2020 anticipated expenses are, \$50,000 for spalling maintenance repairs and \$300,000 for replacement boilers.

**Building Maintenance and Repair Report:**

The Manager reports the building population (units occupied) were 92 in September and the same number of units in October. We processed 13 work orders in September so far and 17 work orders in October so far.

We had one emergency since our last Board meeting. Unit 1609 had a fire on the evening of Sunday, October 18<sup>th</sup>. The small fire was caused by a placemat being too near to a lamp that caused over heating and eventually a fire. Luckily, no one was injured.

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We had three water leaks reported since the last meeting. Unit 1507 left the water running from their bathroom sink by mistake. The water overflowed into hallways 15, 14 and 12. Unit 1007 later reported water damage in their unit. The second leak was found from our fire pump water supply pipe. The third leak was from our hot water supply line on our roof, the leak was found by Preman Roofing at the end of our roofing project.

The domestic hot water boilers and heat pump boilers have been ordered. We anticipate the replacement work to be scheduled in about 4-6 weeks, once the boilers are in stock.

The east stairwell project has been completed. Only one landing is left on the PH floor. The glass installation is to follow.

We are scheduling repairs with Dial Comm Systems regarding the speakers in the units that had faulty readings during our building wide fire alarm testing. All unit owners that had a faulty test result have been notified.

Our elevators started having two different issues. Elevator number one has a loud clanking noise when the doors open. Otis was called to fix the issue and left it in worse condition. The noise went from sporadic to constant. The second issue is the elevator stopping on different floors and not moving. This issue is from the elevator door sensor chip starting to lose communication with the controller. Both issues need parts no longer made.

Two units have reported foul smells in their unit. After cleaning all drains the smell continues. Our engineer believes we have cracked vent drains in those units.

Residents reporting the exterior upper east door from the garage to the east stairwell was working only 90% of the time. Every time we checked on the door it worked fine. The door was reportedly getting jammed, Coronado Lock and Key was called to check the door and fix the issue.

Chem Aqua, our new water treatment company, provides an annual cleaning of the cooling tower as part of their service. The crew was scheduled for Wednesday, October 14<sup>th</sup>. The cooling tower was turned off from 7am to 12pm while the tower was cleaned. Our cooling tower will need required maintenance before next spring.

The annual spalling maintenance is scheduled to begin on Monday, October 26<sup>th</sup>. The spalling repairs will start in the 09 stack and work around to the 08 and 07 stack.

Units currently under remodel are 1206, 705, 608, 1004.

We received several complaints since our last meeting. One resident has reported a contractor or vendor leaving items outside of a door in 301. The vendor was a handyman hired by the owner. Two units on the terrace level have been complaining about the trees obstructing their views. We checked with L&R and the tree trimming is scheduled for next spring.

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Parking Violations reported by security were all for exceeding the 72-hour parking rule. 1607, 1602, 1502, 409 and 403.

### **Committee Reports:**

**L&R:** Jan Zobrist reports the asphalt resurfacing project is complete. Ten vehicles had to be towed on the first day. The Ad Hoc committee is still working on Articles of Incorporation.

**Facilities:** Jan Zobrist reports the El Camino pool had a gas leak in the BBQ area. The gas pipes were corroded and needed to be repaired.

**Landscape:** Jan Zobrist reports the committee met with Vito from Bear Valley to provide their ideas. Improvements for the back of our building are waiting for to repurpose the planters and benches from our building entryway when our building renovation starts.

**Insurance:** Lisa Portnoff reports our Sharp health insurance will be giving us a rate pass for 2021.

**Beach Club:** Jan Zobrist reports new firepits were purchased for the Beach Club. The Beach Club will not be able to open until the county is in the yellow tier under the states covid-19 color safety code.

**Enforcement:** No Report.

**Community Alliance:** Terry Zack reports the bike sculpture proposed for the transition between the Hotel Del and La Sierra is pending approval from La Sierra first. La Sierra does not think a bike sculpture will deter bike riders from riding on the boardwalk. The Board supports a sculpture but agrees with La Sierra. Sharon Lapid added that the airplanes flying over the buildings are a continued problem.

**Oversight Design Committee:** Sharon reports the bidding process for the contractors is slow moving. Three contractors have been contacted for bidding, all three are busier than anticipated which is slowing down the process. If the final bids submitted do not fit the approved budget the Board will have to decide on what to do next.

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### **Unfinished Business:**

Beach Parking Signage. Bruce Mackie was asked to contact the city regarding the signage placed by Granite during the Hotel Del remodel, promoting parking in the beach parking lot. Bruce Mackie was unable to get a hold of the Mayor and will try again after the elections.

Plate Glass Policy. At the previous Board meeting the Board discussed renewal of the insurance plate glass policy. The Manager was to find out how many units had original glass and ask our insurance agent for clarity of what is covered. The Manger asked for more time to gather the information.

### **New Business:**

Electric Vehicle Charging. Lisa Portnoff, Richard Ramsey and the Manager met with John Besek regarding the current vehicle charging station policy. It was determined that we will be able to supply power to the three current applicants but will have to see if there will available power for any future charging stations. The manager reported meeting with Charge Point, a company specializing in communal vehicle charging stations. The Manager suggested a survey be sent to members to evaluate how much interest in a communal station would generate.

### **Owner comments:**

None.

There being no further business the meeting was adjourned at 11:20am.