

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

February 19, 2021

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. Six homeowners and the Manager, Perla Bustamante were also in attendance.

Minutes of January 22nd Board of director's meeting: **MOTION** by Jan Zobrist 2nd by Lisa Portnoff to approve the minutes of the January 22, 2021 Board of Director's meeting.

APPROVED by a 5-0 vote.

Financial Report: The financial reports for January 2021 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for January was \$884 favorable to budget. For expense categories, ADMIN was \$1,569 favorable to budget, BUILDING was \$3,782 favorable to budget, COMPLEX was \$14,659 unfavorable to budget, PAYROLL was \$3,146 unfavorable to budget due to lower workers comp costs. Our RESERVE contribution was at budget and UTILITY expenses were \$15,161 unfavorable to budget due to a higher than anticipated gas bill.

The RESERVE account as of February 15, 2021 had a total of \$3,218,282. \$174,880 is held in cash at our Cal Private Bank and \$3,043,402 is held in interest bearing CD accounts with Edward Jones. The high probability expenditures anticipated for 2021 out of our Reserve account are, \$300,000 for the boiler replacement project, \$50,000 for spalling maintenance, \$35,000 for elevator maintenance, \$25,000 for the lining of the main garage drain and \$20,000 for our cooling tower maintenance. Low probability expenditures include, the terrace surface reseal \$90,000 and a fire pump replacement for \$70,000.

Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 87 in January and 99 units in February. Due to Covid-19 we are processing only essential work orders. We processed 7 work orders in January and 11 work orders in February so far.

There were six reported water leaks in the past three weeks. Unit 108 had an ice maker leak from a mini fridge in the unit wet bar. The Mini fridge was replaced, and water supply line repaired by the owner. Unit 207 had a leak when soap suds backed up from their laundry drain.

Coronado Shores Condominium Association #8 – El Encanto

The water bypassed the unit below and leaked into the upper garage. No damages to personal property. Unit 1105 reported a hole we needed to patch up in their unit, when inspected a leak was found coming from a unit above. No damages were found in the unit. A wax ring seal that broke was the cause of the fourth leak. Unit 804 reported water on the master bathroom floor. Our engineer inspected and found the broken wax ring. The wax ring was replaced, no damages to the unit below. The last two leaks came from drainpipes in the upper garage. One drainpipe leaked rusty water onto the hood of a car causing rusty spots that would not come out after washing the car. The owner of the vehicle expects the damages to be repaired.

We received a report from one of our family's that they were confirmed positive with Covid-19 and had been in town prior to their confirmation. The members contacted the residents they came into contact with to inform them of being exposed to COVID-19. The Manager was also exposed and tested negative.

Our building boiler replacement project end date was extended by two weeks. We required an alternate circular booster pump for the new boilers. This addition created extra work and more time was needed. The company expects to complete all pipe insulations by February 17th and to be out of the building by Friday, February 19th.

At the beginning of the Covid-19 shutdown, many of the building projects scheduled for the spring of 2020 were postponed. Starting September, we have scheduled our projects staggered to reduce the number of workers in the building at once. Currently we are repairing spalling damages inside our building garages and repairing cracks in the support cement beams with epoxy injections. Repairs to our upper ramps are scheduled next and will require some vehicles to park outside on campus parking during the repairs.

The window cleaning of the cement left behind by the spalling company that were scheduled to be cleaned by Suspended Service have been postponed for two weeks after the company employees had a health setback.

The resident of 1502 has requested a 50-amp charging station to his parking space. He is willing to pay for the cost to bring the power to his space and is working with SDG&E and an electrician to see what the options are.

Our staff made repairs to the drainpipes in the garages and have been clearing slow drains.

Units under construction include, unit 407 partial remodel and a DIY project, units 608, 705, 1004, 1405 are full remodels. Unit 705 and 1004 are expected to be complete by mid-March.

We received two complaints from residents regarding parking violations for being parked more than 72 hours in a parking space. Both residents claimed they were not parked more than 72 hours when they received their citations. The issue was forwarded to our L&R rep.

Coronado Shores Condominium Association #8 – El Encanto

Parking Violations: Two parking violations were recorded, 704 and 109 for parking in excess of 72 hours.

Committee Reports:

L&R: Jan Zobrist reports Pickleball was approved for play on the tennis courts. The court that will be designated for Pickleball is to be decided. Parking violations that were contested by residents that claimed not to park more than 72 hours, were brought up in open forum. The L&R budget was over budget due to the pool monitors required during the Covid-19 pool restrictions.

Facilities: Jan Zobrist reports facilities meeting will return to their normal scheduled for March.

Landscape: Jan Zobrist reports the committee approved the plans for “shack” island. The landscaping design will encompass the whole island. The cost for the design has not been bid for, bids to be provided for approval.

Insurance: Lisa Portnoff reports the committee unanimously accepted to increase the deductible to \$25,000 but due to an underwriting mistake, an additional \$3,000 will be billed to each building.

Beach Club: Jan Zobrist reports the Beach Club has had many improvements during the shutdown, including new carpet and paint. The piano has been moved to a new location; the committee is happy with the improvements. The county has announced outdoor bar service will be allowed soon. Once approved by the county, the bar will start outdoor service.

Enforcement: No Report.

Community Alliance: Terry Zack reports the number of bike riding and skateboarding on the boardwalk has decreased. Signage to discourage bike riding and skateboarding is being worked on by the City of Coronado. The Avenida Del Sol reopening has been postponed as the condos and convention center construction will continue through 2022. No date has been announced on reopening Avenida Del Sol.

Oversight Design Committee: Perla Bustamante reports we have received a bid from Donate Construction. Donate construction has been approved as the contractor for the building renovation. The bid was a two-option bid with material costs being separated. Edry Goot has been interviewed as the quality assurance supervisor to help oversee the proper installation of tiles, wallpaper and overall quality work is being provided. The supervisor would be hired on an hourly rate and called as needed.

Coronado Shores Condominium Association #8 – El Encanto

New Business:

Main Drain Lining Approval. The Manager reported that in the last seven years this drain has leaked in several areas of the upper garage. Most recently the leak damaged the hood of a car parked in their parking space which is directly below the drain. As the drain has multiple patches, the manager recommends lining the drain right away. MOTION by Richard Ramsey, 2ND by Lisa Portnoff to line the main drain and allow nighttime work. APPROVED by 5-0 vote.

Reserve Funding Plan. The Manager presented a revised component list for the Board to review. The component list was edited by the Treasurer and building Manager. There are items that still need to be finished including the lobby and hallway renovation costs. The manager recommends reviewing our reserve funding plan to create a plan for large projects like the elevator modernization that will require a large sum in three to five years.

Unit Remodel Safety COVID-19 Policy. The Manager presented the Board with a policy needing approval for unit remodels during the Covid-19 pandemic. The policy highlights safety requirements by the Association from contractors during the pandemic. Owners applying for a unit remodel during the pandemic will also have to agree to the safety policy.

Owner comments:

Unit 1505 commented on not being in favor of Donate Construction as our building contractor as he will provide low quality work and materials. Unit 1001 agreed with 1505 regarding low bid for building remodel will result in incompetent workers and recommends there be adequate supervision of work. Unit 606 commented that residents are losing their minds from the amount of unit remodel noise. Resident recommends gift cards be given to upset residents as an incentive. Board President, Brent Yoder, acknowledged unit 1505 and 1001 and commented all their concerns were considered before approving Donate as our building remodel contractor. Unit 606 was thanked for their comment, the Board will take suggestion into consideration.

The next meeting is scheduled for Friday, March 19th at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:19 AM.