

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

March 19, 2021

APPROVED MINUTES

The Meeting of the Board was called to order at 10:06 AM via Zoom.

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

Minutes of February 19th Board of director's meeting: **MOTION** by Lisa Portnoff **2nd** by Jan Zobrist to approve the minutes of the February 19, 2021 Board of Director's meeting with one correction. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for February 2021 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for February was \$1,466 unfavorable to budget. For expense categories, ADMIN was \$1,040 favorable to budget, BUILDING was \$173 unfavorable to budget, COMPLEX was \$6,809 unfavorable to budget, PAYROLL was \$4,722 favorable to budget. Our RESERVE contribution was at budget and UTILITY expenses were \$5,761 favorable to budget.

The RESERVE account as of March 15, 2021 had a total of \$2,680,994. \$19,700 is held in cash at our Cal Private Bank and \$2,661,294 is held in interest bearing CD accounts with Edward Jones. Of our CD's \$2,036,228 are the renovation funds. The high probability expenditures for 2021 out of our Reserve account are, \$40,000 for spalling maintenance, \$35,000 for elevator maintenance, \$30,000 for the lining of the main garage drain, \$20,000 for our cooling tower maintenance and \$18,500 for the removal of the canopy.

Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 99 in February and 98 units in March. We processed 18 work orders in February and only 3 work orders in March so far.

There was one water leak reported by Unit 403. Water leaked into the middle bedroom caused by a dishwasher hose loose connection from 503. The repairs are owner responsibility.

Our building garage spalling and epoxy injections for the cement support beams was completed on Friday, March 12th. The garage ramps have been reinforced with new rebar and all cracks on

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the roadways have been filled. The painting of the patches throughout the garage will be done in house over the summer months.

The lining of the main drain in the upper garage began Tuesday, March 9th and completed Thursday, March 18th.

Two bicycles were reported stolen from our garages on Wednesday, February 24th. The bikes were taken at 8 p.m. during a busy evening. Other buildings on campus were also targeted.

Our staff replaced the door handles on the stairwells, replaced the fire damper for the trash chute and processed work orders.

Units under construction include, unit 407 partial remodel and a DIY project, units 608, 705, 1004, 1405 are full remodels. Unit 1502 will begin their window and new railing installation later this month.

We received one complaint from a resident that was asked to stop his after hour move in on Friday, March 12th. The resident was angry that we were not flexible. The resident continued his move in and accused the manager of harassment.

Rule Violations: unauthorized after hour move in 809.

Committee Reports:

L&R: Jan Zobrist reports the L&R committee approved for a fence to be added to close off the south side of campus near the public parking lot by the end of April.

Facilities: Jan Zobrist reports court six has been designated for Pickle Ball for six months. The locations for the lending libraries have been decided. There will be two lending libraries on campus.

Landscape: Jan Zobrist reports the committee accepted \$45,000 bid to proceed with the plans approved for “shack island”. New landscaping to be completed by mid-May.

Insurance: Lisa Portnoff reports the committee accepted a bid for Employer’s worker’s compensation insurance. The cost for El Encanto will be less than the previous carrier.

Beach Club: Jan Zobrist reports the Beach Club committee unanimously approved the furniture, artwork and to name the room Monte Carlo. The room will feature new historical artwork including photos of the S.S Monte Carlo.

Enforcement: No Report.

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Community Alliance: Terry Zack reports Avenida del Sol is scheduled to open in April with a new four-way traffic signal.

Oversight Design Committee: Perla Bustamante reports we are ready to begin demolition on Tuesday, March 23rd. The furniture from the lobby will be picked up and stored in Donate Construction's warehouse for the time being. The invoice for the carpet was provided by DRP for the custom carpet. The cost difference from custom carpet to the stock carpet was under \$400 of the total order. The Board agreed to order the custom carpet before the price increases by 7%.

Unfinished Business:

Reserve Study Update. We sent our component list to three Reserve study companies, Association Reserves, Barrera & Co ad Sonnenberg. The bids will be provided at the next meeting.

New Business:

Earthquake Insurance. Art Hopkins, our insurance agent provided a summary of earthquake insurance coverage and options. Vice President, Lisa Portnoff, shared El Camino's earthquake insurance policy. The Board discussed cost and coverage and decided to table a decision for the time being.

Electric Vehicle Charging. An email from Rich Falcone to L&R was provided regarding charging stations on campus. Rich Falcone's email recommends waiting as technology is rapidly improving and our infrastructure may require a costly upgrade as well. Electric Vehicle charging stations will no longer be installed until we know what our usage is with the current charging stations.

After Hour Move In. The Board received an email from the owner of 809 regarding their tenants after hour move in. The tenant moved furniture in after hours and was asked to stop move and reschedule after 5:30 p.m. The tenant refused and continued. The tenant claimed the Manager harassed him. The Board felt the Manager attempted to enforce the rules and the resident refused to listen or abide by the rules. We will reach out to the owner regarding their tenant's disregard for the rules.

Foot Wash. An altercation between residents at the foot wash was reported to the Board. One resident that was involved in the incident, requested an ID card reader be installed for only El Encanto residents to use. As the foot wash adjacent to the lower exit ramp belongs to L&R, we cannot limit the use to only our building. This brought up the shower on the west side of the building be turned back on and enclosed by glass. The shower will remain off for the time being.

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Owner comments:

Unit 1001 asked if a renovation schedule could be sent to the owners as well as the approved drawings for the landscaping for shack island. Unit 1506 reported that unit 1405 has not had any wood sealing from the rain and wind installed while their windows are removed, glass railing is still in place.

The next meeting is scheduled for Friday, April 16th at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:56 AM.