

El Encanto Homeowners:

Aug 13, 2021

Renovation News:

As we prepare for phase two of our renovation project at El Encanto, we want to keep you informed of the progress and changes made thus far. The lobby is 80% complete. The furniture has been ordered and is expected to be delivered late December to early January 2022. There are items that still need to be installed in both the lobby and entryway. The onyx stone, fluted panels, fountains, and landscaping need to be completed, along with small, finish details. We hired a quality assurance assistant, Edry Goot. With her help, design committee rep and the manager completed a list of all details to assure that nothing is left undone. The work in the entryway and lobby will restart September 16th.

Please remember that the design renderings are concepts of a design. From the start, it was made clear we could make changes as needed and the Board has made these changes based on necessity, safety, and cost. As many of our residents know, during their own unit remodels, unprecedented changes come up for various reasons.

For phase one, our originally selected lobby floor tile was questioned. The tile was a large white glossy porcelain that could cause a potential hazard. We felt it was our duty to avoid any possible accidents and reviewed and chose a floor tile with the assistance of our designer and contractor, which is not glossy and will be more resistant towards water and sand. An additional change was made for the entryway adding a wheelchair access ramp not previously presented in the renderings. This change was a requirement from the city of Coronado and has been a welcome change from many of our residents.

Our hallway design has presented the Board with a challenge. When the original wallpaper was seen in a larger swath the Board and design committee were in unanimous agreement that it clashed with the carpet. A new wallpaper was selected, and the previously purchased wallpaper will be sold. The lighting for the ceiling has been reduced by one light, resulting in a cost savings. Lighting has been added to the terrace level hallway as a mockup to view how the lighting works. Other items being reviewed are sconces for the hallways and backlighting for the columns.

The start date of phase two of our remodel is projected for Thursday, September 16th. We will keep you informed of the schedule. When we get to our door veneering stage, we will have to remove each front door to remove the old veneer and add the new veneer. At this stage, our engineers will be present to supervise during the time your unit will be open. We will notify you of the hallway work schedule so you will be able to plan accordingly and alert your tenants and guests.

Please keep in mind the Board and design committee is trying to stay true to original design while considering our approved budget. This has been difficult as the costs of materials and labor have skyrocketed with the disruption due to the pandemic.

Building News:

The Board approved unit remodels during our building hallway renovation. We have six units already on the list for September 2021 and two units on a wait list. We ask that owners of unit remodels be flexible and work with us as we work on our hallways. After the delays we experienced from unit remodels last season, units on

the wait list might not be able to start work until fall of 2022, depending on the progress of the first six-unit remodels.

Campus News:

The 50th Anniversary of the Shores celebration has been postponed. Mondays, Wednesdays, and Thursdays from 12pm - 4pm there are family activities in the Roeder Pavilion. Please stop by for some fun activities such as ping pong and foosball.

Other News:

Our next Board meeting will be Friday, September 17th at 10:00 AM via Zoom. We invite you to write to us if you have any questions or comments. Both negative and positive feedback is appreciated.

Sincerely,

Perla Bustamante
Building Manager

Brent Yoder
President, Board of Directors