

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

June 18, 2021

APPROVED MINUTES

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

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

Minutes of May 24th Board of director's meeting: **MOTION** by Jan Zobrist **2nd** by Lisa Portnoff to approve the minutes of the May 24, 2021, Board of Director's meeting with two corrections. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for May 2021 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for May was \$966 unfavorable to budget. For expense categories, ADMIN was \$397 favorable to budget, BUILDING was \$4,771 unfavorable to budget, COMPLEX was \$5,781 unfavorable to budget, PAYROLL was \$75 unfavorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$4,453 favorable to budget. The Manager updated the Board of journal entries input by the CPA during our April audit that had affected the financial reports accuracy have been fixed.

The RESERVE account as of June 11, 2021, had a total of \$2,401,064. \$22,029 is held in cash at our Cal Private Bank and \$2,379,035 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$1,800,524. The other Edward Jones account with our reserve funds have a total of \$578,511. The high probability expenditures for 2021 out of our Reserve account are, \$14,000 for HVAC repairs. Low probability expenditures include, \$60,000 for waterproofing of planters \$30,000 For the terrace reseal, and \$70,000 for a new fire pump.

The Board asked the manager for a report on the expenses of the renovation so far for the next Board meeting.

Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 89 in May and 88 units in June. We processed 9 work orders in June so far.

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There were three water leaks reported since our last Board meeting. Unit 1607 had a burst kitchen sink supply line. Damage was reported in 1207. The second leak was reported in unit 905 from the wet bar supply line that was converted to a washer supply line. The third leak was reported in unit 502. The carpet was found wet, but no active leak was found.

There were reports from residents that security was no longer giving out parking passes. We relayed the reports to L&R. They were to investigate into it.

Members are asking if unit remodels will be allowed in the fall. This will need to be decided by the Board.

We had a building wide internet outage on Tuesday, May 25th. The outage was reported as fixed only to have the internet go out again within thirty minutes. DISH warned us that of eight parts needed to be replaced only three were found nationwide. It was recommended we upgrade our system to avoid outages.

The summer 'No Parking' moratorium will begin Tuesday, June 15th. Caregivers, vendors, maids and employees will no longer be allowed to park on campus.

We have experienced delays in the entryway work or phase one of the renovation project. The city requires we add a wheelchair accessible ramp to the main lobby. We had to make changes to the plans to get the permits approved and pass inspections. We received approval from the city on Friday, June 11th which has delayed the work at least two weeks.

The leaking fitting over parking space U118, has been delivered pre lined by SPT. We will schedule for the replacement as it will require a building wide water shut off.

Our staff has repaired and repainted our entryway ramps, touched up paint throughout building and finished repairs in unit 1605 caused by spalling damages. Upcoming projects include repairing the east and west stairs to the terrace.

Units that were granted an extension of work through June 11th were Unit 608 and 1405. Unit 608 completed the work minus furniture and other details they said will wait until September.

We continue to receive complaints regarding the trees; the trees are tall and according to residents block their views. Unit 1506 asked when the saunas and Jacuzzis will be open and if towels are going to be provided at the gym again. Another complaint was from unit 104 about their neighbor having an unkept patio.

Rule Violations: Unit 1402 was reported by security as refusing to leave the pool area during its closing time. The member was furious about being asked to leave the pool during her scheduled BBQ time. The member wished she had not been allowed to schedule a party during the closing time.

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Committee Reports:

L&R: Jan Zobrist reports the meetings at the Roeder will start in July. The 50th anniversary of the Shores will be celebrated sometime in August, more information coming soon.

Facilities: Jan Zobrist reports a group of members is requesting more family activities. The committee will be meeting to see what activities can be provided.

Landscape: Jan Zobrist reports the landscaping for the Hotel Del took out a lot of shrubs and plants will need to be replaced. The fence added will need to be continued on the strand side of campus. The melaleuca trees on campus will have to be removed in the future.

Insurance: No report.

Beach Club: Jan Zobrist reports that due to the sponsors of events at the Beach Club, band nights will return. Dinner will be served at the Beach Club on Saturdays, during the summer. One dance per month will be sponsored by the Coronado Shores Rental Office. The annual Elvis impersonator will return on July 17th.

Enforcement: No report.

Community Alliance: Terry Zack reports the sculpture that has been mentioned for the transition will not be a bicycle. Once a sculpture is selected La Sierra needs to approve it then the city.

Oversight Design Committee: The Manager reports new carpet samples have been ordered that will work best with the wallpaper that was already ordered after the design committee felt the original carpet fought with the wallpaper. The wheelchair access ramp is underway and tile install is almost complete. The lower lobby walls will temporarily be painted, and wallpaper installed after the hallway remodel or phase two is complete. Four canned lights were added in the mail room instead of two large saucer lights, the room brightened up with the four smaller lights.

New Business

Security Surveillance. We received three proposals for security surveillance, Bay Alarm, Elite Security and CES. The bids vary in comparison. The Manager said more research in wiring was needed to make a recommendation.

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Unfinished business

Attorney Options. The manager was asked to get comparison bids from association law firms. The manager provided three costs for comparison with information on services. Lisa Portnoff's input was also included. The Board asked the manager to provide the costs of services provided by our attorney in the last year.

Internet Options. The manager reached out to Spectrum, Waveband, Webpass and DISH for information regarding internet options for our building. As with the surveillance an audiovisual tech will advise us as to the best option for our building.

Owner comments:

Unit 206 commented that we should hire an audio-visual expert for both the internet and surveillance options. Unit 709 mentioned the DISH technician told her our internet is shared by three buildings. Unit 206 said that the contract with DISH should have separate TV signals from the El mirador and El Camino.

The next meeting is scheduled for Friday, July 23rd at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:29 AM.

Executive Session

Immediately Following Regular Meeting

The meeting was called to order at 11:38 AM.

The Board discussed CPA contract and dog off leash violation.

There being no further business meeting was adjourned at 11:57 AM.