

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

May 24, 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, and Jan Zobrist attended via Zoom. Ten homeowners and the Manager, Perla Bustamante were also in attendance.

Minutes of April 16th Board of director's meeting: **MOTION** by Jan Zobrist **2nd** by Richard Ramsey to approve the minutes of the April 16, 2021, Board of Director's meeting with one correction. **APPROVED** by a 4-0 vote.

Financial Report: The financial reports for April 2021 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for April was \$967 unfavorable to budget. For expense categories, ADMIN was \$1,774 unfavorable to budget, BUILDING was \$476 unfavorable to budget, COMPLEX was \$986 favorable to budget, PAYROLL was \$11,657 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$4,591 favorable to budget as we received an annual rebate from SDG&E. The Manager mentioned some journal entries input by the CPA during our April audit changed the financial reports accuracy on certain items. We have asked these items be fixed so reports are correct.

The RESERVE account as of May 17, 2021, had a total of \$2,430,197. \$8,671 is held in cash at our Cal Private Bank and \$2,421,526 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$1,796,451. The high probability expenditures for 2021 out of our Reserve account are, \$14,000 for HVAC repairs and \$12,000 for unit spalling repairs.

Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 95 in April and 89 units in May. We processed 15 work orders in April and only 7 work orders to date.

There was one leak reported since our last Board meeting. Unit 807 reported that the drain above their parking space leaked after our lining of the main drain. SPT was called to report the leak, they informed us that the fitting is the only part of the drain that was not lined. The fitting is the

Coronado Shores Condominium Association #8 – El Encanto

part of the drain that is leaking. We ordered a new fitting and SPT will line it at no cost. The fitting will then be installed by our engineers.

Our building onsite walkthrough with Macario from Barrera Reserve Co, was May 19th. We should have a reserve draft by August.

We have a new fire alarm monitoring company. Dialcom will provide our new monitoring through Central Monitoring Alarm. Since installing the new monitoring system, we have had several nonemergency alarms with follow up calls from the monitoring company.

Another bike was reported stolen, this time from the upper garage. The residents reported last seeing the bike on April 5th. The bike was reported missing a month later. Our surveillance system was checked but unfortunately the location of the parking space where the bike was taken from is not visible. We advised the resident to file a report with the Coronado Police Department. Miguel Pasquel asked if upgrading our camera system was considered. The manager was asked to add surveillance systems to the next meeting agenda.

The cooling tower maintenance is complete. We had fans, fittings, valves and coils replaced and a leak fixed. In testing the cooling tower, a leak in our HVAC unit was found. We are pricing out repairs versus replacement costs.

Unit 1502 had spall damages, Suspended Services was hired to repair and paint the spalling damage. The owner added cosmetic repairs like reshaping the gutters, leveling the floor, and requesting old layers of paint be sanded down before painting. The owner has requested we pay for repairs but none of the repairs were approved.

ARI was hired to repair the spalling damage in unit 1605. The company repaired the ceiling but did an awfully bad job patching the repairs. They left the job unfinished with a promise to return on a later date. We could not wait for future repairs; our engineers finished the patching and painting.

Units under construction include unit 407, 608 and 1405.

We received one complaint from a resident who received a package but no notification of the package arriving. The second complaint was from one of our residents who was not receiving communication from us. Their email was added to the email blast list.

Rule Violations: The following decals have had multiple parking violations in April, 8-079, 8-135, 8-042, 8-074.

Committee Reports:

L&R: Jan Zobrist reports the meeting began with a plea that residents take better care of facilities and clean up after themselves. Also, that residents be considerate of personnel as they are just doing their jobs.

Coronado Shores Condominium Association #8 – El Encanto

Facilities: Jan Zobrist reports the Coronado Shores Sales and Leasing office has offered to sponsor one dance night per month to give back to the community.

Landscape: Jan Zobrist reports the shack island landscaping project is complete and tree trimming is delayed. The palms have been trimmed and canopy trees will follow.

Insurance: No report.

Beach Club: Jan Zobrist reports the Beach Club first party of 2021 for Cinco de Mayo went well. No profits were made by L&R as the cost of food was more than the cost per ticket.

Enforcement: Brent Yoder reported for Lisa Portnoff, Downstream are in the process of getting permits and approvals and are hoping to install the new pump station sometime in the fall. The Enforcement committee will work with the city to encourage public electric vehicle chargers at the beach parking or Avenida de Luna parking lot.

Lisa Portnoff joined meeting.

Community Alliance: Terry Zack reports Ann Kennedy and Sharon Lapid will look for sculpture options for public art. The traffic light on Avenida del Sol has been installed but is not functional yet. The median landscaping project is projected for the fall.

Oversight Design Committee: The Manager reports the main lobby, mail room and upper lobby wallpaper is installed. We are on hold to continue as the city did not approve our fountains to be filled until we have ADA compliant plans. The work is also behind schedule at this point by almost two weeks. Judy Parris asked residents to allow the project to be completed as there were concerns about the wallpaper being too dark in the mailroom. The lighting is not yet complete and may change the look. The results will be like the renderings presented last summer.

Internet Options. The manager reached out to Spectrum, Waveband and Webpass for information regarding internet options for our building. Webpass provided a bid. We are waiting for Waveband and Spectrum. More information to be provided at the next Board meeting.

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 was asked for her input. Lisa Portnoff agreed to read the proposals and provide questions or comments.

Extension of work remodel. Phase one of our renovation project will need more time per the contract with our contractor. To be able to finish most of the lobby and open the entryway we are to allow for an extension through June 18th. **MOTION** Jan Zobrist, 2ND Lisa Portnoff to

Coronado Shores Condominium Association #8 – El Encanto

approve the extension of Lobby work through June 18th and owners to petition Board for extension of unit work. **APPROVED** by 5-0 vote.

Owner comments:

Questions and comments from the Zoom Chat were read aloud. Unit 1001 commented on not liking what he heard in financial report. Unit 1502 commented on outdated internet and agreed with Miguel Pasquel about updating the surveillance system. Unit 709 asked about the renovation change orders.

The next meeting is scheduled for Friday, June 18th at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:02 AM.

Executive Session

Immediately Following Regular Meeting

The meeting was called to order at 11:02 AM.

The Board discussed delinquent accounts.

There being no further business meeting was adjourned at 11:22 AM.