

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

August 13, 2021

APPROVED MINUTES

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

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

Minutes of July 23rd Board of director's meeting: **MOTION** by Jan Zobrist **2nd** by Lisa Portnoff to approve the minutes of the July 23, 2021, Board of Director's meeting. **APPROVED** by a 4-0 vote.

Financial Report: The financial reports for July 2021 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for July was \$1,667 favorable to budget. For expense categories, ADMIN was \$1,362 unfavorable to budget, BUILDING was \$469 unfavorable to budget, COMPLEX was \$6,501 favorable to budget, PAYROLL was \$2,720 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$13,800 favorable to budget.

The RESERVE account as of August 9, 2021, had a total of \$2,309,387. \$39,553 is held in cash at our Cal Private Bank and \$2,3269,834 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$1,644,759. The other Edward Jones account with our reserve funds have a total of \$577,629. The high probability expenditures for 2021 out of our Reserve account are, \$5,000 for HVAC panel replacement. Medium probability expenses are \$60,000 for waterproofing the tiered planters and \$30,000 for resealing the terrace. Low probability expenditures include \$70,000 for a new fire pump and \$4,000 in miscellaneous expenses.

The manager provided a renovation fund report. The total invoiced amount for the renovation was \$2,499,861. There are three units with a pending balance of their special assessment. The Board asked the Manager to send a letter to the owners pending payment to remind them of their responsibility to pay.

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Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 121 in July and 103 units in August. We processed 15 work orders in July and 8 in August so far.

Water damages were reported in unit 303 a few weeks ago. The water spot in the master bathroom was dry and seemed from an old leak or overflow. While our engineers were checking the unit for the owner fresh water was found. Our engineers found the water source was a cracked lateral drainpipe between 603 and 503. Damages from the leak were found in 403 and 303. The Association replaced the pipe and will repair damages.

Unit 709 hired a forensic plumber to find a source of the leak in their unit, reported at the last Board meeting. The forensic plumber was not able to determine an exact source but stated an event had occurred in the unit above, as moisture was still detected in the lower kitchen cabinets.

Unit 605 has had internet loss for two weeks. They were advised that the ONU adapter needs to be replaced.

Dish Network is looking to upgrade out current system as we have been experiencing issues with the internet. They requested a bid from our electrician for adding outlets to each closet or the areas where the modems are stored in each unit. The estimate was of at least \$27,000 to add an outlet. Dish is now working on plan B.

Staff work. Our engineers repaired spalling in 207, repaired leak in 603 and 503, and began repairs to damages in 303.

Contractor work. Donate added two columns to the terrace hallway. One column has backlighting installed the other does now. The elevator lobby ceiling lighting was added on the terrace hallway as well.

Rule Violations: Multiple parking space violations.

Committee Reports:

L&R: Jan Zobrist reports the 50th anniversary celebration that was scheduled for August 28th has been postponed due to increasing number of Covid-19 cases.

Facilities: Jan Zobrist reports the new family activities at the Roeder were well received this summer and will return next summer.

Landscape: Jan Zobrist reports the focus of their meeting was for the landscaping at the north side of campus facing the Hotel Del. Our Board member Miguel Pasquel has asked L&R to add more ‘Private Property’ signage in open areas that do not have signs.

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Insurance: No report. Next meeting will be in October.

Beach Club: Jan Zobrist reports that on Thursday, August 26th, a presentation about the history of the Monte Carlo will be held at the Beach Club. Brent Yoder added that we have a new rep for the Beach Club committee. Diane Tierney will be representing El Encanto.

Enforcement: Lisa Portnoff reports there will be no increase in the monthly assessment in 2022. The pump station permits have been approved. Installation is planned prior to the start of our rain season.

Community Alliance: No Report.

Oversight Design Committee: The Manager reports the sofa and chairs for the lobby have been ordered and are expected to be delivered in late December or early January 2022. The new wallpaper color was selected and order. There are two columns installed on the terrace level hallway for viewing. The terrace hallway has had new lighting installed.

New Business

Waterproofing Planters. The manager provided three bids for waterproofing a 50-foot section of our planters. The manager recommended Paramount Waterproofing as they are strictly in the waterproofing business. **MOTION** Jan Zobrist, 2ND Miguel Pasquel, to approve Paramount Waterproofing to repair and waterproof a 50-foot section of our tiered planters. **APPROVED** by 4-0 vote.

Owner insurance. Recently one of our members approached the Association to ask that we start requiring proof of insurance after an incident that has now led to possible litigation against his neighbor for damages and not having insurance to cover damages. The Board tabled a decision until more research could be done.

Shower and foot wash. We received comments after our last Board meeting regarding the tracking of sand into our lobbies and hallways. The shower and foot wash locate don't eh west side of our building was shut down a year ago. The comments were that if we turned the shower and foot wash back on, we might avoid the tracking of sand. The Board agreed to turn the foot wash portion of the shower back on.

Unfinished business

Internet Options. The Manager provided the contract that Webpass would require if we agreed to change providers.

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Owner comments:

Unit 709 asked when the planters and fountains for the entryway were to be completed. Unit 206 commented on the possible increases on expenses for the remodel, he said if there are increases in material cost and we have a signed contract the cost should not be passed to the Association. Unit 206 also commented on the owner insurance topic, he suggested the Association asking for proof of insurance could also benefit the Association by having the Association be additionally insured. Unit 709 suggested a townhall meeting to address questions regarding insurance and proper coverage. The Board asked the manager to ask our insurance agent about availability for a town hall meeting.

The next meeting is scheduled for Friday, September 17th at 10:00 AM via Zoom.

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