

**Coronado Shores Condominium Association #8 – El Encanto**

**Meeting of the Board of Directors**

July 23, 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. Eight homeowners and the Manager, Perla Bustamante, were also in attendance.

Minutes of June 18<sup>th</sup> Board of director's meeting: **MOTION** by Jan Zobrist **2<sup>nd</sup>** by Lisa Portnoff to approve the minutes of the June 18, 2021, Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for June 2021 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for June was \$966 unfavorable to budget. For expense categories, ADMIN was \$3,234 unfavorable to budget, BUILDING was \$1,590 unfavorable to budget, COMPLEX was \$6,501 favorable to budget, PAYROLL was \$8,924 unfavorable to budget due to three pay periods in June. Our RESERVE contribution was at budget. UTILITY expenses were \$5,323 favorable to budget.

The RESERVE account as of July 19, 2021, had a total of \$2,358,585. \$10,386 is held in cash at our Cal Private Bank and \$2,348,199 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$1,770,570. 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, \$7,000 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 an expense report on the expenses of the renovation so far. The Board asked for a thorough report on funds paid, expenses spent, and balance left for the next Board meeting.

**Building Maintenance and Repair Report:**

The Manager reports the building population (units occupied) were 88 in June and 121 units in July. We processed 9 work orders in June and 15 in July.

## Coronado Shores Condominium Association #8 – El Encanto

There were four water leaks reported since our last Board meeting. Two leaks were reported on the same day Thursday, July 8<sup>th</sup>, from the 09 stack. Unit 109 had a dishwasher hose that became loose which caused the leak in their unit. Unit 709 found water in their second bedroom. Our engineers went to every unit on the 09 above 709 and could not find fresh water of a source of where the water was coming from. We suspect an overflow that was cleaned up, but no resident would admit to a leak. Damages were found in unit 609 as well. The owner of 709 asked to speak. The owner informed the Board that this is the fourth leak in a year. He asked for cooperation from the association and unit 809 for a forensic plumber to find the source of the leak, to avoid having a leak happen again. The association has no problem cooperating but giving access to other units cannot be done by the association, only owner approval. The third and fourth leak happened in the upper garage over a parking space. An A/C drain clogged, and water leaked onto a vehicle. The snake used to unclog the drain broke during the process. The leak happened again the next day. There were no damages to the vehicle.

New signs in our common areas state ‘Masks are required for non-vaccinated residents/guests. By entering this building without a mask, you are attesting to the fact that you are fully vaccinated’.

Our DISH issues continue. Unit 403, 1004 and 502 were without internet for weeks. DISH has mentioned we must upgrade our power source to avoid outages. Our electrician stopped by to see what our DISH power supply has any wiggle room. When we asked DISH what they needed as far as power, there was some confusion. No solution has been provided.

The HVAC panes that need replacing, are on backorder. Our hallways currently have no A/C until these panels become available and replaced.

We have received numerous members asking about our safety and inspection procedures following the Chaplain Tower collapse in Surfside, FL. The state guidelines require a diligent visual inspection be made every nine years. We inspect our building more often than that. The last on-site inspection for our reserve study was this year and will occur every three years. The last structural engineer inspection was in 2010. The most important repairs we have been making is our annual spalling maintenance that we have continued annually. Most recently our garages were the focused repairs. Hamilton Pacific and ARI will be providing an inspection and thorough report on our building structural maintenance. Unit 709 asked to comment, he advised we investigate into our insurance loss control department and see about having them inspect our building.

Our staff has repaired two laundry vent fans, investigated leaks, replaced a drainpipe in the upper garage and worked on work orders.

We had several complaints since the last Board meeting. Units 403, 1004, 502 and 607 reported no internet or connection loss.

## Coronado Shores Condominium Association #8 – El Encanto

**Rule Violations:** Multiple parking space violations.

### **Committee Reports:**

**L&R:** Jan Zobrist reports new air conditioners have been approved for the Beach Club, Health Spa, and the Roeder. Financials were over budget in June due to three pay periods. The Governing docs created by the Ad Hoc committee have been completed and sent to the attorney for review.

**Facilities:** Jan Zobrist reports there are new family activities have been approved on Mondays, Wednesdays, and Thursdays at the Roeder. The activities include, foosball, ping pong and Bingo for families.

**Landscape:** Jan Zobrist reports the palms trees and canopy trees have all been trimmed. Only the melaleuca trees that need to be removed were left and they will be cut down after the summer.

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

**Beach Club:** Jan Zobrist reports the Elvis night was a big success at the Beach Club. There are activities every weeknight and almost every Friday and Saturday there is music.

**Enforcement:** No report.

**Community Alliance:** No Report. Next meeting will be in August.

**Oversight Design Committee:** The Manager reports the wheelchair access ramp has been completed. The ADA bumps need to be installed and to pass inspection. The Terrace hallways lighting has been installed to see the light amount of light provided by reducing one light per section. The wallpaper and carpet in the original design clashes and does not look well together. The original wallpaper was ordered, and the carpet had not been sent into production yet. The design committee looked for another carpet that would be subtle and neutral. The Board felt the neutral carpet would not hide dirt as well and take away from the blue design concept. **Motion** by Jan Zobrist, 2<sup>ND</sup> by Lisa Portnoff to keep the original carpet and sell the wallpaper. **APPROVED** by a 5-0 vote. Judy Parris asked if we could go ahead and order the new wallpaper as we try to sell the original wallpaper. **Motion** by Miguel Pasquel, 2<sup>ND</sup> by Jan Zobrist to order new wallpaper after Board reviews and chooses wallpaper. **APPROVED** by a 5-0 vote.

### **New Business**

Unit Remodels Fall 2021. Phase two of our remodel project will begin September 16<sup>th</sup>. Members have been asking if unit remodels will be allowed during our hallway remodel. The Board

## **Coronado Shores Condominium Association #8 – El Encanto**

decided to allow unit remodels so long as owners are willing to be flexible and stagger unit remodels with our schedule.

### **Unfinished business**

**Attorney Options.** The manager was asked to provide the cost breakdown for our attorney firm in the last two years. Most of the costs were not for phone calls. The Board did not see a need for changing our attorney firm at the moment.

**Internet and Surveillance Options.** The manager reached out to Daniel Craig, an audio-visual specialist, to give their recommendation for surveillance and internet options for our building. Daniel recommended that we stay away from wireless cameras and run new wire. That replacing terminals was a temporary fix and not recommended. For internet options, they recommend Webpass or Spectrum only based on customer satisfaction. However, without a bid from Spectrum it was impossible to know which of the two was providing a better option. They advised we ask Webpass how the connection to each unit will be provided, fiber or cat 5 cable.

### **Owner comments:**

Unit 1506 commented on cameras and the ease of someone cutting the wires. He also commented on the sand being tracked into the building.

The next meeting is scheduled for Friday, August 13<sup>th</sup> at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 12:09 PM.