

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

September 17, 2021

APPROVED DRAFT MINUTES

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

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

Minutes of August 13th Board of director's meeting: **MOTION** by Lisa Portnoff, 2ND by Miguel Pasquel to approve the minutes of the August 13, 2021, Board of Director's meeting with one correction to the L&R report. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for August 2021 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for August was \$4,582 favorable to budget. For expense categories, ADMIN was \$1,167 favorable to budget, BUILDING was \$6,540 favorable to budget, COMPLEX was \$6,503 favorable to budget, PAYROLL was \$6,486 unfavorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$2,232 favorable to budget.

The RESERVE account as of September 13, 2021, had a total of \$2,260,579. \$71,936 is held in cash at our Cal Private Bank and \$2,188,643 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$1,563,363. The other Edward Jones account with our reserve funds have a total of \$625,281. The high probability expenditures for 2021 out of our Reserve account are, \$5,000 for HVAC panel replacement. Medium probability expenses are \$7,800 for waterproofing the tiered planters and \$100,000 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. Only one unit has a pending payment of \$6,121.

Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 103 in August and 79 units in September. We processed 25 work orders in August and 5 in September so far.

We had one emergency; the fire department was called to aide in the fall of one of our residents. They were taken to the hospital and will be released soon.

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We had one reported water leak on the terrace hallway. The leak was coming from a fire sprinkler, a single drop fell every few hours. Donate was called to fix the sprinkler as the issue started after the sprinklers were rerouted when our ceiling was lowered in our mock hallway. Another leak was reported, this one in unit 1001. The unit was in escrow and the inspector found moisture readings in the bathroom. We investigated but found no water. Our engineer had a theory that the moisture readings were from trapped moisture in the wallpaper. The owner was advised, and the wallpaper was removed which made the moisture readings on the wall disappear.

Our west elevator started experiencing some problems. The elevator ran but sometimes when the car would deliver a person to the UL or PH hallways, the car would stop and sit there. As a precaution we shut down the elevator to have the elevator issue fixed. Otis ordered a part suspected to be overheating. The part was installed but the problem was not fixed. The trouble shooting is in process by two elevator companies.

As we are having elevator issues right before demolition is to begin on the PH through 11th floor hallways, we made a last-minute change of plans and allowed Donate Construction to begin work on the terrace hallway. The crews can use the stairs and avoid using our elevator.

DISH Network received our letter sent after the last Board meeting. DISH is working on an upgrade plan and has asked for more time as they are looking for the best option for us. QualTek, a sister company of DISH, contacted us to offer us the chance to install mobile wireless antennas on our roof and receive \$1,500 of monthly rent. The Board was interested in learning more regarding the antenna.

Spalling repairs are scheduled to begin Monday, September 20th for the 07 and 06 stack.

We received a complaint from a resident from El Mirador. Our neighbor says he has continuously reported to Jerry, L&R general Manager, about our resident in 201 whose dog is never on a leash. We have bumped into our resident in the garage with his dog on a leash and asked if the issue was on campus if the reports or complaints could be sent to us including dates of the violations.

The bike lottery was completed on August 14th. We gave residents that were not awarded a space, a month to remove bikes from the bike rooms before changing the access pin number.

Our staff worked on replacing the metal door on the west side of the exterior stair landing, completed the rebuilding of the exhaust fan housing and finished patching and painting from the leak repairs. Upcoming projects include, replacing the roof lateral storm drains in the upper garage and finishing up the ramps that we started before the summer that started to bubble due to cracks on the backside of the wall.

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Our remodel season is about to commence. We have partial work in Units, 608, 1405 and 1401. One full remodel, unit 1502. Two other units will be starting work in early October.

We received several complaints since the last Board meeting. Unit 104 complained about the condition of the exterior stairs and suggesting new cages be installed as the black metal cages are unsightly. Unit 909 sent an email with unit 607 and 701 cc'd, regarding the neglected exterior stairs and landscaping. The email specified that the monthly dues keep increasing but the standards of a high-end building are not being met.

Rule Violations: Dog off leash and through main lobby. We had a new tenant move in. We talked to the tenant who said she will comply.

Committee Reports:

L&R: Jan Zobrist reports the meeting was postponed in observance of Yom Kipper. A resolution for the Capital Expenditure budget has been proposed that will be voted on at the next meeting. The proposal is to approve the Cap Ex budget at no more than \$500,000 to the building but allowing \$75,000 left over from the PPP loan to be rolled over and used for Capital Expenditures.

Facilities: Jan Zobrist reports the family activity for October will be a trick or treat parade for children. The committee hopes all the buildings will decorate and participate in handing our treats in the lobbies on Halloween.

Landscape: Jan Zobrist reports the committee met to go over the backyard of El Encanto as money has already been approved but no improvements made yet. The roadblock is deciding what plants or ground cover will be best suited for the area.

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

Beach Club: Diane Tierney reports the Mexico Independence Day celebration was well attended. The Beach Club has ongoing issues hiring entertainment because of our insurance requiring proof of insurance from bands and entertainment. The committee is hoping to have entertainers added to L&R payroll to avoid further issues.

Enforcement: No Report. Next meeting in October.

Community Alliance: Terry Zack reports a guest speaker, Coronado police chief, was present at their last meeting. The Police Chief addressed concerns regarding noise, speeding and bike riding on the boardwalk and said police are focusing on giving citations. Terry asked if the Board

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would write an email to Kelly Purvis, the art liaison for Coronado's city council, in support for the sculpture proposed for the transition pathway between the Hotel Del and the Shores property.

Oversight Design Committee: Judy Parris reports the terrace hallway has started the demo phase as that floor will be created into the mock hallway. Carpet for the hallway is in production and expected to arrive the first week of October. The Onyx will be delivered in another six weeks approximately. The sofa and chairs for the lobby have been ordered and will arrive in December.

New Business

Terrace Reseal. The manager provided only one bid for the reseal of the terrace. Another bid was received but not comparable. The scope of work depicted were very different and therefore so were the cost.

Annual Meeting Location. Recently the annual meeting was announced to be held on Saturday Nov 13 at the Roeder Pavilion. However, recent increase in Covid-19 numbers have caused the Board to rethink a meeting with a large group in one room. The Board agreed to change the meeting to be via Zoom to keep everyone safe.

Unfinished business

Internet Options. The Manager provided an update in the building report. We are still waiting for Spectrum and Dish Network to provide options for bulk internet.

Owner comments:

Unit 709 asked if the backlighting of the hallway columns had been decided to be included or removed, Judy Parris responded that the backlighting of the columns was deemed unnecessary as there will be plenty of light. Also, if a structural engineer was going to be hired to check our building as La Sierra had already done. Unit 607 commented on the Wi-Fi issues, the exterior stairs, landscaping behind the building as ongoing problems where decisions are taking too long. Unit 607 suggested setting reasonable timelines for projects. Unit 607 also commented on the Capital Expenditure resolution mentioned in the L&R committee report, as a bad idea as the Board would not know where the \$75,000 would be spent. Unit 607 suggested a townhall meeting regarding the renovation should take place. Unit 909 commented on the conditions the campus and building are in, that in 11 years of living at El Encanto it has never been in such condition. Unit 909 commented regarding the bike riding on the boardwalk, that if signage is going to be added that it should be bi-lingual.

The next meeting is scheduled for Friday, October 22nd at 10:00 AM via Zoom.

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There being no further business the meeting was adjourned at 11:42 AM.