

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

**Meeting of the Board of Directors**

October 22, 2021

**APPROVED MINUTES**

The Meeting of the Board was called to order at 9:59 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 September 17<sup>th</sup> Board of director's meeting: **MOTION** by Jan Zobrist, **2<sup>ND</sup>** by Miguel Pasquel to approve the minutes of the September 17, 2021, Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for September 2021 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for September was \$966 favorable to budget. For expense categories, ADMIN was \$218 unfavorable to budget, BUILDING was \$3,959 unfavorable to budget, COMPLEX was \$6,501 favorable to budget, PAYROLL was \$10,826 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$1,027 favorable to budget.

The RESERVE account as of October 18, 2021, had a total of \$1,851,905. \$197,337 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 \$1,129,284. The other Edward Jones account with our reserve funds have a total of \$525,284. The high probability expenditures for 2021 out of our Reserve account are, \$100,000 for resealing the terrace and \$7,800 for waterproofing the tiered planters. Low probability expenditures include \$70,000 for a new fire pump and \$4,000 in miscellaneous expenses.

The manager provided a renovation fund report. All special assessment invoices have been paid in full.

**Building Maintenance and Repair Report:**

The Manager reports the building population (units occupied) were 79 in September and 72 units in October. We processed 13 work orders in September and 9 in October to date.

We began the demolition of phase two of our renovation project on Monday, September 20<sup>th</sup> for floors PH through 11<sup>th</sup> floors. The hard demolition of the first five floors is complete. Tile

## Coronado Shores Condominium Association #8 – El Encanto

installation is complete on floors, Terrace, PH and 12<sup>th</sup> floor hallways. Currently tile is being installed on the 15<sup>th</sup> floor and floors 14<sup>th</sup> and 11<sup>th</sup> floors are to follow. The front door veneer has been replaced on all unit front doors of the terrace, PH, 15<sup>th</sup>, 14<sup>th</sup>, 12<sup>th</sup> and 11<sup>th</sup> floor hallways. Electrical and sprinkler prep work are almost complete for the first five floors. One change order was required for our sprinkler work, to bring our fire sprinkler to current code three additional sprinkler heads must be added to each hallway.

DISH Network has presented two options as their plan to upgrade our current system. The fiber or internet needs an upgrade to the current system. The upgrade plan is to swap out equipment or modem. The amplifiers purchased for Wi-Fi inside units will be compatible with the new equipment. This plan is a temporary solution to get us through the year left on our contract. The TV services will not be impacted.

Spalling repairs on the 07 and 06 stack have been completed. The repaired patches are brighter as new paint was used. ARI will be returning to paint the entire ledges.

The terrace resurfacing has started. The east side stairs are closed, and the steps have been resurfaced. The metal coating for the metal cage and gates will be last.

Our staff painted chipping pipes in the garages, resurfaced electrical room floor, worked on work orders, and assisted with the building remodel as needed.

Unit remodels include partial work in Units, 608, 1405 and 1401. One full remodel, unit 1502.

We received several complaints regarding the patchy paint from our spalling repairs. ARI will be returning to paint entire ledges.

**Rule Violations:** Unit 602 Noise violation, warning letter was sent to owner.

### **Committee Reports:**

**L&R:** Jan Zobrist reports the financial reports are overbudget due to the extra pay periods of the year not accounted for as well as the pool monitors expenditures. One court was approved for Pickle Ball only.

**Facilities:** Jan Zobrist reports the family activities for October included a Halloween parade, costume contest, pumpkin carving contest and a lobby Halloween decorating contest.

**Landscape:** Jan Zobrist reports the backyard of El Encanto is in the process of being prepped for improvements. The roots are being removed and then sprinklers will be added. Regarding tree removal, the trees that need to be removed were not approved by L&R to be removed yet.

## Coronado Shores Condominium Association #8 – El Encanto

**Insurance:** Lisa Portnoff reports the final quotes for the liability insurance for the complex have not been provided yet. Lisa recommends the Board review the plate glass policy once again as several building have removed the policy to save cost.

**Beach Club:** Jan Zobrist reports the Beach Club has several events coming up including the Halloween Party and a Mediterranean night.

**Enforcement:** Lisa Portnoff reports the meeting will be later today, items to be discussed include, sewer storm drain cleaning bids.

**Community Alliance:** Terry Zack reports the city will be reviewing the design of the pathways sculpture on November 16<sup>th</sup>.

**Oversight Design Committee:** Judy Parris reports that the entryway planters have been waterproofed partially. The sofa for the lobby will arrive the first week of November. The onyx is scheduled for November 15<sup>th</sup>. Hallways PH through 11<sup>th</sup> floors are about 80% complete with only carpet, wallpaper, and lighting needed. As there is sufficient lighting in the hallways the backlighting of columns in the hallways were eliminated. The Board has reviewed several sconces for the hallways, one more sconce is coming before a sconce is selected.

### **New Business**

Wireless Antenna. Qualtek, a sister company to Dish Network, would like to place a wireless antenna on the roof of the building and pay monthly rent of up to \$2,400. A contract was provided to the Board, but revisions need to be made to the contract prior to approval.

Fountain Choices. The Manager provided the Board with two choices for the entryway fountains. There is the option of clear glass or stainless-steel mesh that gives the illusion of a waterfall. The Board asked if it was possible to request the manufacturer send us locations of fountains to view in person.

Budget 2022 Draft. The manager provided the Board with a draft budget for 2022. Items need to be discussed in executive session. The Board agreed to meet the following Friday, October 29<sup>th</sup> at 10:00 AM via Zoom.

Health Insurance Plans. Employee health insurance plans were provided to the Board. To be discussed in executive session planned for Friday, October 29<sup>th</sup>.

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

### **Unfinished business**

Internet Options. The Manager provided an update in the building report. Dish Network has offered a temporary solution to the internet issues by exchanging equipment of the modems in every unit. The Board President mentioned that going forward when reviewing the options of internet, to consider if removing the association from the responsibility of providing internet as a bulk option.

### **Owner comments:**

Unit 1509 commented on the renovation of the hallways, asked if it was possible for the workers to knock on the door before work started outside their door to give the resident the option to leave if they do not want to be there while work is going on. Unit 1401 commented regarding the internet options, asked if Association no longer offers internet in bulk if HOA dues would reflect a lower fee. Unit 501 commented on dust abatement guidelines in our rules regarding dust complaints. Unit 206 recommended on the weather stripping and door brush replacing during the veneer replacing during the hallway renovation. Unit 1507 recommended Webpass for the Board to consider for internet connection to the building or individual units.

The next meeting is the Annual Homeowner meeting, Saturday, November 13th at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:36 AM.