

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

January 21, 2022

APPROVED 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. Seven homeowners and the Manager, Perla Bustamante, were also in attendance.

Jerry McDonald is our guest speaker. Jerry met with our Board to go over L&R goals for 2022. Jerry asked our Board for feedback and input as a Wishlist of items we felt needed prioritizing or improving. The Board mentioned adding fence around the cul-de-sac, tree removal for the south campus, BBQs at the pools, surveillance cameras around campus and better security services.

Minutes of December 17th Board of director's meeting: **MOTION** by Lisa Portnoff, **2ND** by Jan Zobrist to approve the minutes of the December 17, 2021, Board of Director's meeting.

APPROVED by a 5-0 vote.

Financial Report: The financial reports for the 2021-year end were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for 2021 was \$3,827 favorable to budget. For expense categories, ADMIN was \$7,259 unfavorable to budget, BUILDING was \$34,040 unfavorable to budget due to expenses paid that will be reimbursed from Reserves. COMPLEX expenses were \$11,103 favorable to budget, PAYROLL was \$7,732 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$33,005 favorable to budget.

The RESERVE account as of January 17, 2022, had a total of \$1,093,523. \$235,071 is held in cash at our Cal Private Bank and \$858,452 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$333,153 The other Edward Jones account with our reserve funds have a total of \$525,299. The high probability expenditures for 2022 out of our Reserve account are, \$69,552 for resealing the terrace. Low probability expenditures include \$70,000 for a new fire pump and \$4,000 in miscellaneous expenses.

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Building Maintenance and Repair Report:

The Manager reports the building population (units occupied) were 87 in December and 66 units in January. We processed 4 work orders in December and 4 in January to date.

We had two emergencies in December. A false fire alarm was activated by the remodel crew. The contractors forgot to request to put our alarm system on test mode before creating dust which activated the 4th floor hallway alarm. As work crews were present, we were able to cancel the Fire Department from coming with lights and sirens, but the Fire department did arrive to confirm it was a false alarm. The second emergency was a medical aide call for a resident. The resident was taken to the hospital and confirmed with Covid-19. The resident has returned to isolate in the unit.

One water leak was reported in December. The leak was found in the upper garage. The leak was mostly soap suds and determined to be due from an excess of laundry detergent used in unit 309. No damages were found in the two units below.

Our renovation project has one hallway that is almost completed. The PH floor has tile, carpet, wallpaper, and columns installed. The unit door trim will have to be redone on all doors already completed as we are not happy with the results. Hallway trash rooms will be done last as well as the panel with the elevator call button. The tile is being installed on the final floor, the 5th floor. Our lobby sofas have been delivered. We are waiting for the coffee table, accent tables and credenzas from Donate.

The DISH Network equipment exchange was scheduled to begin Monday, January 10th through January 21st. We started with the planned scheduled internet outages for only two days. The internet circuit was up and running after day two, but units would be out until all ONU's are replaced. DISH had plans for installation including how many units would be completed per day. They over planned and were only able to tackle a fraction of the units scheduled per day creating a domino effect of missed units. The front desk took over planning and scheduling units. The whole project took two weeks, but many residents were kept waiting for their internet to be back up. Since half of our residents were without internet for a week, we asked DISH for a deduction from our bill. DISH agreed and credited us a full month.

The terrace resurfacing project will be completed Wednesday, January 19th. This project was delayed due to weather and covid amongst the crew. Patio furniture has been replaced in completed patios. A thorough cleaning of the terrace is scheduled once the terrace project is complete and turnover to the Association.

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Our waterproofing of the tiered planters on the northeast side of the building is complete. We had 92 linear feet waterproofed, added drains for proper drainage, cement walls were repaired, and the metal flashing was replaced.

Our staff has been assisting with the building renovation project, removed the holiday decorations, replaced furniture on the terrace, added new cameras in the garages and cleaned the terrace.

We currently have two full unit remodels, 1007 and 1502. Unit 1603 replaced windowpanes, unit 203 replaced windows and added new flooring.

We received several complaints regarding the DISH Network internet project.

Rule Violations: We had one resident in Unit 1607 that yelled at our front desk employee. Abusive behavior is unnecessary and against our code of conduct. The resident was given a verbal warning and the rental office notified.

Committee Reports:

L&R: Jan Zobrist reports L&R has a new Chair, Ken Siegelman, from El mirador Tower. The El Camino pool will be closed as the fence is being replaced.

Facilities: Jan Zobrist reports that the committee discussed the Cap Ex list. The island at El Camino has yet to be decided on and L&R felt the BBQs should be a priority. L&R has five bids for the BBQs.

Landscape: Jan Zobrist reports the Del Sol project has some work to finish. The committee will meet with the city to verify that all work was done to the committee's satisfaction before the city signs off the Hotel Del.

Insurance: Lisa Portnoff reports the insurance master policy was approved with Kirk Miller Farmers Insurance Agency for 2022.

Beach Club: Jan Zobrist reports the Beach Club that with the new mask mandate activities at the Beach Club have been suspended through February 15th.

Enforcement: Lisa Portnoff reports the tree roots are being studied and downstream provided a report showing roots cracking pipes that will need to be repaired.

Community Alliance: Terry Zack reports Amos the sculptor provided photos of the sculpture. The Townhall meeting new City Manager was postponed because of the surge in Covid.

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Oversight Design Committee: Perla Bustamante reports the progress of the renovation project. Tile has been installed Ph through the Terrace floors. The last floor having tile installed is the 5th floor. Wallpaper is being installed on the 15th and 14th floor. The columns and baseboards are to follow. Trash rooms and elevator call button panels will be last. Door trim will have to be refinished. Terry Zack asked about the fountains.

New Business

Plate Glass Policy. The plate glass insurance policy was discussed and seen as over coverage to what is already covered in our master policy. The Board agreed that canceling the plate glass policy was favorable.

Unfinished business

Wireless Antenna Update. The Manager provided an update regarding the wireless antenna. Qualtek will be meeting with the engineer to check the electrical usage and metering. The contract needs revising.

Owner comments:

None.

The next meeting is the Board meeting will be Friday, March 4th at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:32 AM.