

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

April 22, 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.

Minutes of March 4th Board of director's meeting: **MOTION** by Jan Zobrist, **2ND** by Miguel Pasquel to approve the minutes of the March 4, 2022, Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for March 2022 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for March was \$466 unfavorable to budget. For expense categories, ADMIN was \$1,510 favorable to budget, BUILDING expenses were \$56 favorable to budget. COMPLEX expenses were \$6,126 favorable to budget, PAYROLL was \$4,038 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$2,322 unfavorable to budget.

The RESERVE account as of April 15, 2022, had a total of \$691,454. \$214,980 is held in cash at our Cal Private Bank and \$476,474 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$51,163 The other Edward Jones account with our reserve funds have a total of \$425,311. The high probability expenditures for 2022 out of our Reserve account are, \$22,836 for resealing the terrace and \$59,000 for a new elevator door operator for the east elevator. Low probability expenditures include \$70,000 for a new fire pump and \$4,000 in miscellaneous expenses.

Building Maintenance and Repair Report:

The Manager reports the building population were 58 units occupied in February and 88 units occupied in March. We processed 18 work orders in February and 13 work orders in March.

There was an emergency response to unit 1208 for a report of chemical smells. The fire department determined the smell was from the ocean and not chemicals.

Two water leaks were reported since our last Board meeting, Unit 907 had a leak caused by a cracked lateral drainpipe. The lateral drainpipe was replaced by the Association staff. The

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second leak was reported by unit 103 and the leak was caused by a broken wax ring seal from the toilet from the unit directly above. The toilet wax ring seal was replaced by the owner.

Two of our owners passed away in the last two weeks. Phyllis Eldridge passed from unit 406 and Richard Maslana from 1504 also passed away.

The building renovation project is coming closer to wrapping up. Emergency exit signs have been installed, adjustments and detail work have begun, unit front door trim detail started on Tuesday, April 19th and is expected to be completed April 28th. The demolition of the trash rooms will also begin this week. In our entryway, the water features have been ordered and estimated to be delivered the last week of April or first week of May. Our final inspection is coming soon, ADA compliant bumps will be added prior to inspection.

To comply with the state's new green waste requirements, we have a new large green food waste and landscaping bin located in the east upper garage next to our trash room. Residents can now bring their food waste and dispose of them there.

The terrace repainting will be scheduled after our building window wash is complete.

L&R moved the light up address sign that was previously located on the far west corner of campus. The light up sign is closer to our building entrance under a light post on the west side next to the upper exit ramp.

Our east elevator door operator upgrade is scheduled for May. For two weeks we will be down to only one elevator in service.

A preliminary meeting was held with Spectrum regarding TV and internet services. Spectrum can offer two receivers and high-speed internet to a comparable cost to DISH. We are still in the process of getting two more bids.

Our building window wash started Monday April 11th and is expected to be completed by April 22nd.

The staff worked on drainpipe repairs in 907 that also affected 807, painted garage columns, and worked on work order requests.

Currently we have three units under remodel, 1001, 1007 and 1502. Units 405 is replacing windows. Unit 507 is repairing leak damages.

Committee Reports:

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L&R: Jan Zobrist reports L&R financials are underbudget even with utilities being over budget. A new security company has started, a few guards from the previous security company remain. The Roeder Ad Hoc committee was formed for the replacing of the roof panels that are loose.

Facilities: No Report.

Recreation: Jan Zobrist reports the easter egg hunt activity was a success. Over 100 people in attendance. A request for an additional Pickle Ball court for the summer months was brought up to the committee.

Landscape: Jan Zobrist reports Jerry and the arborist were meeting this morning. Jan mentioned she would bring up the pending trees that need trimming and or cutting down to Jerry the general manager of L&R.

Insurance: Lisa Portnoff reports that on March 15th the committee approved Employers as the new workers comp insurance carrier.

Beach Club: Jan Zobrist reports an Ad Hoc committee was formed to plan the 50th anniversary party for the Shores.

Enforcement: Lisa Portnoff reports the next meeting is this afternoon.

Community Alliance: Terry Zack reports the sculpture for the transition bike path will be installed by April 28th and will be dedicated on June 8th. The meet and greet with the new city manager is scheduled for Thursday, April 28th.

Oversight Design Committee: Judy Parris reports the committee is still looking at decorative accents for the lobby and hallways. The Board will need to approve to purchase, art, area rugs, mirrors and accent pillows.

New Business

The design committee presented a list of items for purchase approval. The discussion was tabled.

Unfinished business

Wireless Antenna Update. The Manager provided an update regarding the wireless antenna. A draft contract was provided and will be discussed in executive session.

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Owner comments:

Unit 104 regarding the tree trimming that has been pending for years and the need for an electric vehicle charging station option with the increase in electrical vehicles. Unit 602 also wrote to the Board regarding electric vehicle charging stations. The Board asked the manager to add electric vehicle charging stations to next meeting agenda.

The next Board meeting will be Friday, May 27th at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:14 AM.

Executive Session

Meeting called at 11:14 AM. Items discussed include L&R insurance contracts and wireless antenna contract with Qualtek.