

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

July 22, 2022

APPROVED MINUTES

The Meeting of the Board was called to order at 10:08 AM via Zoom.

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

Minutes of June 24th Board of director's meeting: **MOTION** by Jan Zobrist, **2ND** by Miguel Pasquel to approve the minutes, with one correction, of the June 24, 2022, Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for June 2022 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for June was \$1,616 unfavorable to budget. For expense categories, ADMIN was \$2,374 unfavorable to budget, BUILDING expenses were \$707 favorable to budget. COMPLEX expenses were \$5,868 unfavorable to budget, PAYROLL was \$8,568 unfavorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$2,251 unfavorable to budget.

The RESERVE account as of July 18, 2022, had a total of \$409,567. \$279,860 is held in cash at our Cal Private Bank and \$129,707 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$57,555 The other Edward Jones account with our reserve funds have a total of \$72,152. The high probability expenditures for 2022 out of our Reserve account are, \$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 77 units occupied in June and 116 units occupied in July. We processed 13 work orders in June and 7 work orders in July to date.

There were two leaks since our last Board meeting. Both leaks were from caused by A/C clogged drains. Only one unit had a damaged ceiling, Unit 902.

Our west elevator stopped working when a delivery company held the doors open for too long.

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Donate has been continuing to work on details but only coming a few days per week to give residents a break.

We are working on getting the third bid for the waterproofing of our tiered planters. The section done this spring caused a water distribution problem for the rest of the planters. Some of our tiered planter plants are dying.

Our trash housing container repairs have started. We have added new supports for the replacement of the fence. The fencing material will be vinyl instead of wood to last longer.

At the last manager's meeting we discussed electric vehicle charging stations, organic waste material and the 50th anniversary party.

Our annual meeting will be held on Saturday, November 12th via Zoom. Two director seats will be open for a two-year term.

The staff worked on building a storage shelf for renovation materials, started on repairs for the trash container housing, found and repaired a drain on the terrace planters affecting the tiered planters.

Committee Reports:

L&R: Jan Zobrist reports utilities are over budget but seem that will balance at the end of the year. A budget workshop is planned for next month to get buildings a draft budget by September.

Facilities: Jan Zobrist reports the acting Facilities manager, Bill Lawrence, recommended new grill grates to alternate grills for overnight cleaning of dirty grills.

Recreation: Jan Zobrist reports the family events for July include a water park event scheduled for July 23rd.

Landscape: Maribah Bushell reports the committee focused on the landscaping around pools. Cabrillo pool area will add more flowers. El Camino pool planters need to be repaired or replaced as they are falling apart.

Insurance: No report.

Beach Club: Jan Zobrist reports the 50th anniversary party or main event for the Shores has been canceled. Trivia Night and the 70's theme dance will still take place in August.

Enforcement: No Report.

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Community Alliance: No Report.

Oversight Design Committee: Perla Bustamante reports the fountains have been installed with only minor adjustments that need be made. Hallway benches will be redone. President, Brent Yoder, added that the design committee will be asked to present ideas for artwork and mirrors in hallways.

President's Meeting: President, Brent Yoder reports the Presidents discussed electric vehicle charging stations and organic waste material recycling.

New Business

Leak Detection. The manager presented the Board with the input from Las Palmas Tower. The Board would like to pursue getting more information on the leak detection options.

Unfinished Business

Wireless Antenna Update. The manager updated the Board on the antenna contract. Our insurance agent is currently reviewing indemnification clause and sufficient insurance coverage from DISH. Once last changes update, board will receive revised contract.

Electric Vehicle Charging. The manager updated the Board on electric vehicle charging stations. The ten tower managers have met with SDG&E regarding charging stations on campus. SDG&E would like to install 70 stations on campus parking. Pricing has not been presented yet.

TV and Internet Options Survey. The manager provided the Board with a sample survey to receive feedback from residents regarding internet and TV options.

Owner comments:

Unit 709 reported several issues regarding beach club pool, dogs inside pool area, kids and adults not following 'Quiet Pool' rules and kids being destructive and causing a possible liability.

The next Board meeting will be Monday, August 22nd at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:49AM.