

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

June 24, 2022

APPROVED MINUTES

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

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

Minutes of May 27th Board of director's meeting: **MOTION** by Jan Zobrist, **2ND** by Miguel Pasquel to approve the minutes of the May 27, 2022, Board of Director's meeting. **APPROVED** by a 4-0 vote.

Financial Report: The financial reports for May 2022 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for May was \$2,216 unfavorable to budget. For expense categories, ADMIN was \$2,611 unfavorable to budget, BUILDING expenses were \$5,992 unfavorable to budget. COMPLEX expenses were \$1,110 favorable to budget, PAYROLL was \$2,427 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$4,044 favorable to budget.

The RESERVE account as of June 13, 2022, had a total of \$479,238. \$240,277 is held in cash at our Cal Private Bank and \$238,961 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$66,841 The other Edward Jones account with our reserve funds have a total of \$172,120. 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 73 units occupied in May and 77 units occupied in June. We processed 12 work orders in May and 2 work orders in June to date.

There were three water leaks since our last Board meeting. The first leak was found in unit 1004. The owner arrived to find a water bubble in their kitchen ceiling. The source was an ice maker water supply hose in unit 1404. The second leak was moisture found in unit 102 ceiling coming

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from unit 202 wax ring. The third leak was found on the 15th floor hallway carpet, the water leaked from unit 1502 bathtub. Owner was notified.

Our west elevator sopped working on Sunday, June 12th. The elevator company removed debris from the elevator tracks.

Donate cleaned the pavers in front of our entryway to remove the oil stain caused by their equipment.

The parking spaces that were caged during our building renovation will be repainted as some stains were left from the remodel crew on the asphalt. Donate cleaned the area and will paint the parking spaces.

Our access control elevator readers stopped working. A burnt-out microchip in the main computer system was the cause. The chip was replaced, and all is back in working order.

The trash container housing was switched back to our original location. Repairs to the supports and a new gate are needed.

We had several scheduled water shut offs in June for repairs. One water shut off was building wide. We received complaints the water was not turned off but it had been, now we have a water storage tank, when the building water is shut off, we will have some water available until the tank runs out.

The staff worked on repairing walls after water leak investigations, switched trash container housing with El Mirador, assisted with water shut offs and began reorganizing garages.

Currently we have one unit under remodel, 1007.

Committee Reports:

L&R: Jan Zobrist reports utilities are over budget due to SDG&E increases. The committee approved for \$20,000 to be taken from Cap Ex into Landscaping. The 50th anniversary celebration will include a trivia night, 70's themed dance and a main event.

Facilities: Jan Zobrist reports that L&R is looking to hire a new facilities manager.

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

Landscape: Maribah Bushell reports she walked around our building and campus. The plants on the tiered planters, east side of the building are brown.

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Insurance: No report.

Beach Club: Jan Zobrist reports Saturday Suppers are back at the Beach Club.

Enforcement: No Report.

Community Alliance: Terry Zack reports the dedication of the sculpture went well. The items discussed at the last meeting included the beach fires and health concerns related to beach fire smoke.

Oversight Design Committee: Perla Bustamante reports our hallway walkthroughs have begun. Edry, Judy and the Manager started walking finished hallways looking for details. Our punch list was repetitive for each floor. Donate was provided a list of items to redo or clean. The fountain coating has been poured, after curing fountain frames can be put up.

New Business

Stair Chair Lift. At the previous meeting the Manager mentioned the stair chair lift borrowed from El Mirador during elevator outage. The Manager was asked to get pricing and information on chair. The Board tabled the item for the time being.

Solar Panels. The Manager was asked at the previous meeting to look into solar panels. Three companies have been contacted, Preman Roofing and Solar, Christian Solar and Cal Solar are looking at our energy use to see if solar would benefit the building energy use.

Unfinished Business

Wireless Antenna Update. The Manager sent the contract drafted by Qualtek to our attorney for review.

Electric Vehicle Charging. We submitted an interest application with SDG&E for electric vehicle charging stations. While we may wait a while to hear from SDG&E due to popular demand, we sought information on portable batteries to provide owners in the meantime, Spark Charge was mentioned at the last meeting, however the company does not service San Diego County yet.

TV and Internet Options. The manager provided the Board with three bids for TV and internet bulk and internet options. Webpass provided us with the sample of a survey to send to owners to receive input on which type of service would be preferred.

Owner comments:

A homeowner asked if L&R would consider adding lights to the pickleball court.

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

There being no further business the meeting was adjourned at 11:13 AM.