

Coronado Shores Condominium Association #8 – El Encanto

Meeting of the Board of Directors

May 27, 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. Three homeowners and the Manager, Perla Bustamante, were also in attendance.

Minutes of April 22nd Board of director's meeting: **MOTION** by Jan Zobrist, 2ND by Miguel Pasquel to approve the minutes of the April 22, 2022, Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for April 2022 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for April was \$1,462 unfavorable to budget. For expense categories, ADMIN was \$2,024 favorable to budget, BUILDING expenses were \$326 favorable to budget. COMPLEX expenses were \$6,126 favorable to budget, PAYROLL was \$4,162 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$1,188 favorable to budget.

The RESERVE account as of May 20, 2022, had a total of \$647,315. \$240,277 is held in cash at our Cal Private Bank and \$407,038 is held in interest bearing CD accounts with Edward Jones. One of our CD accounts is the renovation fund account holding \$234,925 The other Edward Jones account with our reserve funds have a total of \$172,113. 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 86 units occupied in April and 73 units occupied in May. We processed 11 work orders in April and 10 work orders in May.

There was one water leak since the last Board meeting. Unit 1109 had a leak coming from their washing machine, fortunately the owner was home and noticed the water on the floor. No damages to units below.

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We started experiencing lower entry garage gate genies not working. The antenna to the obsolete system is failing. We are starting to look for a new garage system for two gates.

At May's manager's meeting the managers discussed a few items including, elevator issues, wireless antennas and electric vehicle charging stations for the buildings and campus.

The elevator outage we had earlier this month was not related to the door operator work we have postponed until September. The issue that caused both elevators to shut down was due to an electrical short caused by our building renovation work.

During our elevator outage, El Mirador was nice enough to let us borrow their stair lift chair. This chair is designed to carry a person upstairs in a chair that has track like tires. The manager said we may want to consider purchasing our own stair lift chair in the case of an emergency. President Brent Yoder added this item to next meeting's agenda.

We received notice from our water utility supplier that we must conserve water due to the severe drought. After our terrace coating was completed, we noticed we had dripping faucets, the faucets will be replaced with lockable faucets to avoid leaks and residents leaving the water running.

The staff worked on repairs to the lower entry garage gate, began prep work for repainting the gates and building a storage shelf for our carpet. Upcoming projects include, gates, ramps, repairing and repainting sections of the terrace wall, replacing drainpipe in upper garage and pricing out the trash storage housing next to El Mirador which belongs to El Mirador. The Board commented that we should switch back to our original storage container housing area.

Currently we have three units under remodel, 1001, 1007 and 1502.

Committee Reports:

L&R: Jan Zobrist reports L&R has formed an AD Hoc committee for the 50th anniversary celebration for the Shores. Volunteers are needed for the celebration planning. Coronado Shores Leasing and Sales Office will be planning their own dinner party for a dinner and dance to celebrate the 50th anniversary of the Shores.

Facilities: Jan Zobrist reports the facilities committee has a new chair, Robert Clinton. The BBQs installed at the pool areas are of commercial quality.

Recreation: Jan Zobrist reports the family events will only be planned for special events as the May activities had little turn out.

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Landscape: Jan Zobrist reports the palm tree trimming is complete and canopy trees will be scheduled next.

Insurance: Lisa Portnoff reports the next meeting is in summer.

Beach Club: Jan Zobrist reports the service window proposed for the Beach club was voted down.

Enforcement: Lisa Portnoff reports the pump station work is still pending electrical permits from the city. There will also be no increase in dues for 2023.

Community Alliance: Terry Zack reports the committee received positive feedback from the town hall meeting with the new city manager. Crossing Paths sculpture ceremony is scheduled for June 8th at 4PM.

Oversight Design Committee: Perla Bustamante reports our hallway renovation is almost complete. The trash rooms are being painted and floor installed. We are having delays due to Otis Elevator Co. and other delays; Donate has requested an extension to be able to complete the remodel and detail work. MOTION by Lisa Portnoff, 2ND by Jan Zobrist, to approve the extension of work for remodels to June 30th. APPROVED by a 4-0 Vote. President Brent Yoder abstained to vote.

Presidents Meeting: President Brent Yoder met with the Presidents from the other towers. The Presidents' discussed structural reports regarding building safety and following guidelines from LA, spalling, leak detection, electric vehicle charging and RFID tags.

New Business

Electric Vehicle Charging Stations. The manager presented the Board with the latest information from SDG&E regarding electric vehicle charging. There are three options, we applied to have a representative from SDG&E visit our building site for the best options for our building. Charge Point was also contacted and recommended we meet with SDG&E first as rebates are available.

Extending Remodel End Date. Voted on in Oversight Committee update.

Internet and TV Bulk Bids. Bids were submitted by Spectrum and Webpass. DISH sent two bids that did not make the timeframe for the Board meeting packets. The Board was asked to review all bids.

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Unfinished Business

Wireless Antenna Update. The Manager provided an update regarding the wireless antenna. Our insurance rep is confirming the insurance information provided for coverage is sufficient. Once confirmed the contract will be ready for attorney review.

Owner comments:

Terry Zack asked about rug, pictures, door knockers and other accents for the renovation.

The next Board meeting will be Friday, June 17th at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:21 AM.

Executive Session

Meeting called to order at 11:21 AM. Items discussed include L&R executive session items.

Meeting Adjourned at 11:41 AM.