

**Coronado Shores Condominium Association #8 – El Encanto**

Meeting of the Board of Directors

October 21, 2022

**APPROVED MINUTES**

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

Directors: Brent Yoder, Lisa Portnoff, Miguel Pasquel, Jan Zobrist and Richard Ramsey attended via Zoom. Six homeowners attended via Zoom and the Manager, Perla Bustamante.

Minutes of September 23<sup>rd</sup> Board of director's meeting: **MOTION** by Lisa Portnoff 2<sup>ND</sup> by Miguel Pasquel, to approve the minutes of the September 23, 2022, Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports through September 2022 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for September was \$146 favorable to budget. For expense categories, ADMIN was \$2,769 favorable to budget, BUILDING expenses were \$5,939 favorable to budget. COMPLEX expenses were \$10,930 favorable to budget, PAYROLL was \$6,063 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$4,330 unfavorable to budget.

The RESERVE account as of October 17, 2022, had a total of \$431,354. \$368,487 is held in cash at our Cal Private Bank and \$62,867 is held in interest bearing CD accounts with Edward Jones. The high probability expenditures for 2022 out of our Reserve account are, \$35,225 for a new elevator door operator for the east elevator and for Spalling repairs \$80,000. 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 for September was 74 units occupied and 78 units occupied in October. We processed 11 work orders in September and 6 work orders in October to date.

There was one water leak since our last Board meeting, Unit 1007 had a leak under their kitchen sink that was caused by a loose connection to their garbage disposal. No damages were reported.

Our east elevator door operator upgrade has been completed.

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Spalling repairs in unit 809 balcony have been completed. Our spalling survey found many issues on the 09 stack from improper window installations and pushouts to buckling tile on balconies.

The mandatory building wide five-year inspection of our sprinkler system was completed. Forty-five units were inspected per day. Hoses, angle stops, and door brushes were also inspected. A report of findings and recommended repairs will be sent to each homeowner once the reports are completed.

Our insurance carrier inspects two buildings per year for loss control. This year El Encanto was inspected as well as Las Flores. The items that required action were fixed and only waiting on finishing five-year inspection and certificate.

Our annual meeting will be held on Saturday, November 12<sup>th</sup> via Zoom and a hybrid option in the lobby of El Encanto. Two director seats will be open for a two-year term.

We had two windows reported broken in September, both were on the 03 stack. We do not know what caused the windows to break.

The staff assisted with the five year inspections, repaired cracked drainpipes found in unit remodels, installed the leak detection equipment in 1007, helped prepare units for spalling work and work orders.

Contractor unit remodels include Unit 406, Unit 706 and Unit 603. Unit 1401 had HVAC work done.

### **Committee Reports:**

**L&R:** Jan Zobrist reports L&R has a new Chair, Robert Clinton.

**Facilities:** Jan Zobrist reports a new golf cart is needed for maintenance and new pool equipment.

**Recreation:** Jan Zobrist reports there will be no Halloween activity this year.

**Landscape:** Jan Zobrist reports that colorful plants will be added to the south island.

**Insurance:** Lisa Portnoff reports the committee will be receiving bids from Kirk Miller and Art Hopkins for the master policy.

**Beach Club:** Jan Zobrist reports the Beach Club will host a Halloween party on Friday, October 28<sup>th</sup> with costume prizes.

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**Enforcement:** No Report.

**Community Alliance:** Terry Zack reports the City Council forum went well except for microphone issues.

**Oversight Design Committee:** Judy Parris reports that the last items needed to complete the hallways are paintings for the end of the hallways, mirrors, elevator cabs and benches. The committee presented their recommendations to the Board. Perla Bustamante also updated the Board on details needed to complete hallways and lobby. Evacuation maps for the hallways have been ordered, bubbling on columns still need to be addressed, elevator lobby tiles on the upper and lower lobbies need to be replaced and few tiles in our entryway.

**President's Meeting:** No Report.

### **New Business**

Rental Fees. At the last Board meeting the manager was asked to gather the cost information that pertain to rentals. The manager presented the cost, MOTION by Miguel Pasquel to approve invoicing owners for extra costs associated with their rental units. No 2<sup>ND</sup> was made, MOTION did not pass.

Doorbell Options. The design committee was asked to look for wireless doorbells. The design committee picked one stainless steel doorbell sold at Home Depot. The Board wants to test the doorbells, one will be ordered and tested before approval.

E-Scooters. Recently we received complaints of an increase in E-scooters being transferred via elevators to units. Currently only bicycles are not allowed to be transferred in our elevators. Charging of the e-bikes and e-scooters will also present a problem. MOTION Miguel Pasquel, 2<sup>ND</sup> Jan Zobrist for a new rule to not allow e-scooters in elevators or hallways. After further discussion, regarding charging solutions was brought up. Board decided to look for charging solutions before proposing a new rule.

Dish Network. Our Dish contact has expired, we are currently with DISH on a month-to-month basis. DISH informed us an additional fee will be charged for month-to-month customers. DISH proposal and Webpass proposal presented. MOTION Richard Ramsey, 2<sup>ND</sup> Jan Zobrist to approve DISH Network for an additional year. APPROVED by 5-0 Vote.

Waterproofing Windows/ Balcony Requirements. Our spalling company was to provide a report of the spalling issues found on the 02 and 09 stacks. The report was not presented in time for the Board meeting.

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Holiday Party. The Board discussed if to host a Holiday party this year after a two year hiatus due to Covid. The Board decided not to host a Holiday party this year as an increase in Flu cases in San Diego and Covid concerns continue.

### **Unfinished Business**

Leak Detection. At the previous Board meeting the manager presented the options for leak detection. One device was found that could be installed by each owner in their unit. Our Board Presidents, Brent Yoder, volunteered to install and test the devices in his unit. The router in the unit had to be changed to work with he device. After a minor leak in the unit, the device worked and alerted the owner of the leak. Jan Zobrist also volunteered to test the devices further, which will also help us determine the amount of time each device requires for installation.

Electric Vehicle Charging. No update this month.

### **Owner comments:**

Unit 206 asked if we could order absorbent socks for him with the rain season coming.

The next Board meeting will be Saturday, November 12<sup>th</sup> at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 11:41 AM.

### **Executive Session**

#### **Immediately Following Regular Meeting**

The Board of Directors discussed employee salaries on proposed draft 2023 budget.