

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

Meeting of the Board of Directors

September 23, 2022

**APPROVED MINUTES**

The Meeting of the Board was called to order at 10:01 AM.

Directors: Brent Yoder, Lisa Portnoff, Miguel Pasquel, Jan Zobrist and Richard Ramsey attended via Zoom. Four homeowners attended via Zoom and the Manager, Perla Bustamante, one homeowner joined to listen in the office for our hybrid option.

Minutes of July 22<sup>nd</sup> Board of director's meeting: **MOTION** by Jan Zobrist, **2<sup>ND</sup>** by Lisa Portnoff to approve the minutes of the July 22, 2022, Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports through August 2022 were reviewed by our Treasurer, Richard Ramsey, prior to this meeting and provided by the Manager. Revenue for August was \$2,473 favorable to budget. For expense categories, ADMIN was \$304 favorable to budget, BUILDING expenses were \$6,212 unfavorable to budget. COMPLEX expenses were \$800 unfavorable to budget, PAYROLL was \$2,256 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$6,638 unfavorable to budget.

The RESERVE account as of September 18, 2022, had a total of \$442,215. \$354,790 is held in cash at our Cal Private Bank and \$90,425 is held in interest bearing CD accounts with Edward Jones. The high probability expenditures for 2022 out of our Reserve account are, \$59,000 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 July through September was 116 units occupied in July and 109 units occupied in August and 74 units occupied in September. We processed 13 work orders in July and 23 work orders in August and 11 work orders in September to date.

There were three leaks since our last Board meeting. Two leaks were from caused by cracked lateral drainpipes. One of the drainpipes was in Unit 1004 that leaked and caused damages in Unit 804. Repairs to the pipe were made in Unit 904. The second leak caused by lateral

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

drainpipe was in Unit 607 and repairs were made in Unit 507. Unit 209 also had a leak from the wet bar drain that caused minimal damages to Unit 109.

Our east elevator door operator upgrade project has been postponed by one week. The new start date will be Monday, September 26<sup>th</sup> and is expected to take up to two weeks to complete.

Unit 807 reported a spot of rust on their vehicle coming from a bad section of drainpipe. That section was already scheduled to be replaced.

Our annual spalling repairs will need to be scheduled to start soon. Stacks 09 and 02 have interior unit repairs that are needed.

Every five years we have a mandatory fire sprinkler inspection inside every unit and our common areas. We are due and scheduling the next inspection soon. All residents will be notified of the inspection.

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.

The genie reader of our garage entrances is obsolete. We have replaced the reader with one that links to our access control system. We will notify residents when it is time to register their genies before we turn off the old reader.

At this month's managers meeting we discussed electric vehicle charging stations for campus parking, insurance options and the last insurance inspection.

Our annual bike lottery was completed, winners notified, and bike room pin numbers changed.

We held an informal silent auction for the old lobby furniture. All items were sold except a console table. The Board decided to donate the console table.

Farmers Insurance, our insurance carrier, inspected our building, a few items that need to be addressed are fountain signs, painting yellow on steps on the roof, cooling tower door closer and railing replacement.

Barrera Reserve Co. is working on our draft yearly update of our reserve study.

The staff worked on repairing drainpipes and damages caused by leaks and cleaning and painting garages.

## Coronado Shores Condominium Association #8 – El Encanto

### **Committee Reports:**

**L&R:** Jan Zobrist reports L&R has a new manager, Mark Merson, who will also be financial controller for L&R. All L&R expenses are at budget except Utilities. The 2023 budget was approved at a 10.1% increase.

**Facilities:** Jan Zobrist reports the committee is getting bids to finish the walls around campus.

**Recreation:** Jan Zobrist reports the tennis courts seven and eight will be closed four weeks for resurfacing. Court six, the Pickle Ball court, also closed, is being used by 350 people per week. The committee has requested an additional court be designated for Pickle Ball.

**Landscape:** Maribah Bushell reports the planters at El Camino Pool were removed but not the pillars. Maribah asked for suggestions to give landscape committee to fix the safety hazard the pillars pose as kids jump off them. The South Island or Shack Island plants are dead from the heat.

**Insurance:** Lisa Portnoff reports the next Insurance committee meeting will be October 4<sup>th</sup> to discuss options of the master policy.

**Beach Club:** Jan Zobrist reports the Beach Club will not allow private parties without the proper paperwork procedures followed.

**Enforcement:** Lisa Portnoff reports the pump station electrical permits are still pending.

**Community Alliance:** Terry Zack reports the City Council has four candidates running and will hold a forum from 5:00 to 6:30 PM on October 6<sup>th</sup>.

**Oversight Design Committee:** Judy Parris reports there are accents for the hallways that need deciding on, mirrors, art, doorbells etc. and deciding what comes first. Perla Bustamante reported on fountains and veneer bubbling needing more work.

**President's Meeting:** President, Brent Yoder reports he did not attend this month's President's meeting as he was traveling.

### **New Business**

Spalling. The manager presented the Board with one bid for spalling. Our current insurance carrier requires a \$10 million coverage from our providers and that has made it difficult to find spalling companies that have sufficient or adequate insurance.

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

### **Unfinished Business**

Leak Detection. The manager presented the Board with the two options for water leak detection. The first is to make it mandatory for owners to install the leak detectors in units through a monitoring company could cost in the \$200K range and require our CC&Rs to be restated. The second, is to provide owners with the option to install Moen or Honeywell type leak detectors that can be installed by the owner and monitored through an app.

Electric Vehicle Charging. The manager updated the Board on electric vehicle charging stations. The option to have charging stations on campus is on hold and we have reached capacity in our building with no new options for our owners. The President asked that the topic remain on the agenda as unfinished business.

### **Owner comments:**

Unit 1506 commented on vents on windows that cause water to enter unit, dust problem in their unit with black soot and the hallways being too hot. Unit 501 mentioned replacing sprinklers with drip irrigation could help our ramp spalling issues. Unit 501 emailed if rental fees will be considered for the building. Unit 306 emailed asking about doorbells.

The next Board meeting will be Friday, October 21<sup>st</sup> at 10:00 AM via Zoom.

There being no further business the meeting was adjourned at 12:01 PM.