

Coronado Shores Condominium Association #9

BOARD OF DIRECTORS
MEETING MINUTES
May 15, 2020

A meeting of the Board of Directors of Coronado Shores Condominium Association #9 was called to order by Board President Ken Sigelman at 9:00 AM on Friday, May 15, 2020 in the conference room located at 1820 Avenida del Mundo, Coronado California.

Directors Present:

Ken Sigelman (President Via Telephone)
Carlos Atri (Vice President Via Telephone)
Wayne Miletta (Treasurer Via Telephone)
Therese Abboud (Secretary Via Telephone)
Glenn Welch (Member at Large Via Telephone)

Others Present:

Rafael Estrada (Association General Manager Via Telephone)
12 homeowners (Via Telephone)

Consent Agenda:

Upon motion duly made, seconded and carried, the following Consent Agenda was approved:
April 17, 2020 General Meeting Minutes
April 30, 2020 Financial Report

Delinquencies:

Nothing to report.

El Mirador Building Committee Reports:

Architectural Update Tony Abboud:

None

Landscape Committee Patricia Boer:

Rose bushes in the back of the building have been pruned. Roses are looking very nice.
Completed front lobby ferns. All six palm trees have been replaced by ferns.

Renovation Group Therese Abboud:

None

Audit Committee Cheryl Mahoney:

Newman started audit. Ken Sigelman and Cheryl Mahoney will meet with Rafael Estrada next week.

L&R Committee Reports:

L&R Committee Ken Sigelman:

L&R is following the city of Coronado guidelines to decide when to open the facilities.

Beach Club Advisory Group Therese Abboud:

None

Community Alliance Group Ann Kennedy:

None

Insurance Committee Glenn Welch:

None

Enforcement Committee Claire Conley:

Starting to work on the annual budget. There will be no increase for next year.

Old Business:

Communications Policy and Professional Code of Ethics for Board

It was determined that these policies conflict with association bylaws. Will table this until next month. Will download and print Davis Sterling template.

Other business:

Maintenance Report

Elevator got stuck on the PH but staff was able to fix the problem. The water tank supply line has a leak. Will get repaired this month. Had a fire sprinkler head leak on the 11th floor hallway. Building engineer replaced the sprinkler head and fixed the problem. Saved the association close to 1K. Intruders on the southwest terrace reported by a homeowner at early hours of the morning on Saturday, May 9th, 2020. Sensor lights will be placed at key locations. Will call ADT security for recommendations on how to secure our entrances and to get a proposal. One water leak reported coming from the master bedroom WC. There was minor damage. Kids reported riding skateboards on the terrace. Stairwell on the southwest terrace level is being used to store items. Two garage security cameras are still out in the upper and lower levels. Need new cabling. Suspended Services Inc window washing and Easy Flow projects still on hold until stay at home order is lifted or until further notice. Will be placed on the agenda for the next board meeting. Batteries replaced on lock pad on the southwest pedestrian ramp. It was also

reprogrammed. Red Hawk came to troubleshoot booster power supply in the fire control room and also replaced defective speaker strobes. Chemsearch came to service the cooling tower. Red dyed diesel fuel was ordered for the diesel fuel tank. A sneeze guard was built by the building engineer and placed at the front desk to protect the doorpersons. Pacific Backflow conducted the annual backflow test for El Mirador and we passed. Stainless steel dispensers were ordered by Bob Mahoney and arrived on Thursday, May 11th, 2020. Dispensers were placed in front of upper and lower lobby elevator doors, outside main lobby and at front desk. Staff has begun to paint lower parking space stripes, corner metal column guards, speed bumps and arrows on the ground. El Mirador COVID-19 Response Plan went into effect. All visitors and employees will be screened before entering the building or before the start of their workday. All visitors will be checked for temperature and will need to answer a few questions. They will also need to provide their telephone number, sign and date the form before entering the building.

New Business:

Adoption of IDR Policy

Motion by Glenn Welch 2nd by Wayne Miletta to adopt IDR policy. Vote 5-0. Motion passes.

El Mirador COVID-19 Response Plan

Modification to the COVID-19 Response Plan was made. Modification includes changing the temperature screening level. Will follow CDC guidelines, which recommends 100 degrees. El Mirador COVID-19 task force will meet in one month to discuss any issues. Two more non contact digital infrared forehead thermometers will be ordered as back up.

Motion by Glenn Welch 2nd by Wayne Miletta to adopt COVID-19 Response Plan with modifications. Vote 5-0. Motion passes.

Construction Remodels

No new remodels will be allowed at this time but remaining remodels will be allowed to finish. They must follow strict conditions. 1) The names of the general contractor and subcontractor must be provided in advance. 2) A list with the names of all workers coming to work must be provided in advance. 3) Anyone not on the list will not be permitted to enter the building. 4) All workers will be screened each day for temperature before entering the building. 5) All workers must fill out and sign the visitor questionnaire each day before entering the building. 6) EL Mirador guidelines must be followed at all times which include wearing a mask, keep 6 feet social distance and have no more than two workers using the freight elevator at one time.

5 Year Fire Sprinkler Inspection

Will be differed for 30 days to wait and see if the stay at home order is lifted. Will want to have hallway areas done first. Will find out how much time it takes per unit and if there is any physical direct contact in the process.

Water Tank Supply Line

Motion by Glenn Welch 2nd by Wayne Miletta to have Schmidt Fire Protection Co., Inc. perform the repairs on the water tank supply line contingency on furnishing proof of liability insurance. Vote 5-0 in favor. Motion passes.

Distribution of the Remaining Holiday Fund

Money will be distributed to employees.

Building Security

See maintenance report.

Homeowners Communication

Concerns if summer renters will be screened were raised. Also questions of how to screen visitors coming from the garage were raised. Homeowners will have the responsibility of instructing their visitors and tenants in advance. A homeowner asked that financials be put up on the bulletin board. It was determined that it was not a good idea. Only minutes will be placed on the bulletin board. If anyone needs a copy of the financials, they can get one from the office.

Next Meeting:

May 15, 2020

Adjournment

They're being no further business to come before the Board; the meeting was adjourned pursuant to a motion passed unanimously at approximately 11:15 a.m.

Therese Abboud, Secretary

Date