

# **Coronado Shores Condominium Association #9**

BOARD OF DIRECTORS

MEETING MINUTES

June 19, 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, June 19, 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)

14 homeowners (Via Telephone)

## **Consent Agenda:**

Upon motion duly made, seconded and carried, the following Consent Agenda was approved:

May 15, 2020 General Meeting Minutes

May 31, 2020 Financial Report

## **Delinquencies:**

Nothing to report.

## **El Mirador Building Committee Reports:**

### **Architectural Update Tony Abboud:**

None

### **Landscape Committee Patricia Boer:**

None

### **Renovation Group Therese Abboud:**

None

**Audit Committee Cheryl Mahoney:**

As of Friday, June 12, 2020, a complete audit started for El Mirador. Cost for audit is \$3,400

**L&R Committee Reports:**

**L&R Committee Ken Sigelman:**

L&R has removed the use of monitors at the tennis courts. Hours being expanded. Two pools reopened a week ago, El Camino pool and Cabrillo pool. No more than 36 people allowed at one time. One hour of pool time with fifteen minutes cleaning in between time will be changed to two hours of pool time with cleaning time in between. Reservations can be made with one day in advance. Roeder Pool will open in the first week of July with restrictions. BBQ's will be reopening. Beach Club will reopen on August 1<sup>st</sup>. Health Club will remain closed until further notice. All associations will be refunded some money from the lagoon project. El Encanto and El Camino in favor of south side landscape project.

**Beach Club Advisory Group Therese Abboud:**

None

**Community Alliance Group Ann Kennedy:**

None

**Insurance Committee Glenn Welch:**

None

**Enforcement Committee Claire Conley:**

None

**Old Business:**

**Ethics Policy for Directors and Committee Members**

Motion by Wayne Miletta 2<sup>nd</sup> by Therese Abboud to adopt Ethics Policy for Directors and Committee Members taken from the Davis Stirling website. Vote 5-0 in favor. Motion passes.

**5 Year Fire Sprinkler Inspection**

Motion by Glenn Welch 2<sup>nd</sup> by Wayne Miletta to have Red Hawk do the 5 year fire sprinkler inspection. Vote 5-0. Motion passes.

**Other business:**

**Maintenance Report**

We had a few emergencies. Elevator cart one got stuck in the lower lobby with a homeowner inside. 911 and elevator company were called. Firefighters opened the elevator and rescued the

homeowner. Elevator tech reset the elevator. Nobody was hurt. We also had a false alarm which is believed to have been caused by a faulty sensor according to the code that the fire panel gave. Red Hawk replaced the faulty sensor. Also, one of the elevators got stuck but nobody was inside this time and was reset and brought back to normal. We had one water leak this period. Bathroom sink in terrace unit overflowed. There was Minor damage. Bikes are being chained to the black fence by the pedestrian ramp in the southwest side of the building. Security has been informed. Some residents are not wearing their masks while coming through the lobby. Complaint received regarding the smell of smog when the fire pumps are turned on. Children reported using scooters on the terrace. There was a noise complaint regarding a late night party. Complaint received about southwest stairwell on the terrace level is being used to store items. Cigarette butts being thrown down the 07 stack and landing on the patio on terrace level. Received a complaint regarding a vehicle being parked back end first. Quarterly preventative maintenance service performed on both fire pumps and emergency generator. Besek Electric came to troubleshoot problem with the lights on the terrace southwest corner. Building engineer installed motion detection lights on the southwest corner stairs. He also installed solar lights on both levels of rear building stairwell. Schmidt Fire Protection repaired the water tank supply line that was leaking. Easy Flow will resume their work in 04 stack after Labor Day. Spoke to Suspended Services Inc. regarding window washing. The earliest they can come is the week after July 4<sup>th</sup>. AT&T came to do a survey of our fiber wiring. AT&T is offering to install broadband fiber for our building. Installation is free. Red Hawk replaced a sensor on the standpipes next to the fire engines. Sensor was corroded on the inside. Baltimore Aircoil Company came to do a free visual inspection of the cooling tower. Recommendations will be emailed.

#### **New Business:**

##### **El Mirador Webpage**

A webpage has been created for El Mirador. Estimated to be completed next month.

##### **Suspended Services Inc. (Window Washing)**

Motion by Therese Abboud 2<sup>nd</sup> by Glenn Welch to have Suspended Services Inc. clean the windows of El Mirador. Vote 5-0. Motion passes.

##### **ADT Security**

Met with ADT security and walked the back of the building , the terrace and garages. They will get a proposal and get it to us.

##### **Elevator Replacement**

Motion by Glenn Welch 2<sup>nd</sup> by Wayne Miletta to repair and or modernize elevators for this fall but not to exceed \$600,000.

**Parking Slot Lottery**

Differed to next Board meeting for discussion.

**Homeowners Communication**

A homeowner from the terrace level asked permission to put an inflatable Jacuzzi in the patio. The Board asked for information regarding the size of the Jacuzzi and the amount of water volume it can hold. There are liability concerns regarding splashing when used by kids. If water from the splashing ends up on public surface of the terrace it could make people slip and fall. Persistent water on terrace surface could cause damage and create a liability issue. Other concerns are that water could attract mosquitoes and create a problem. There is also a concern that the Jacuzzi would attract other kids from other units and could drown. A homeowner talked about renters and suggested that they provide a copy of the leasing agreement. Renters would be provided with a package containing a copy of the building rules among other important information. Another homeowner raised security concerns regarding the absence of security cameras by the doors that give access to the terrace level. Mentioned that the pass code to combination pad lock on the southwest door has been passed down to too many people and needs to be changed.

**Next Meeting:**

Annual Meeting, July 19, 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 10:59 a.m.

---

Therese Abboud, Secretary

---

Date