

Coronado Shores Condominium Association #9

BOARD OF DIRECTORS

MEETING MINUTES

September 18, 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, September 18, 2020 in the conference room located at 1820 Avenida del Mundo, Coronado California.

Directors Present:

Ken Sigelman President (by Zoom)

Glenn Welch Vice President and Treasurer (by Zoom)

Cheryl Mahoney Secretary (by Zoom)

David McNelis Member at Large (by Zoom)

Robert Bishop Member at Large (by Zoom)

Others Present:

Rafael Estrada, Association General Manager (by Zoom)

13 Homeowners (by Zoom and Telephone)

Consent Agenda:

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

General Board Meeting Minutes, August 21, 2020

Executive Board Meeting Minutes, August 12, 2020

Executive Board Meeting Minutes, August 21, 2020

Executive Board Meeting Minutes, August 28, 2020

August 31, 2020 Finance Reports

September 2020 Budget Comparison Glenn Welch, Treasurer

Glenn Welch reported on the status of the 2020 budget concerning the budget versus actual numbers year to date. He reported that El Mirador's income was favorable to budget in the amount of \$5,338. The categories unfavorable are Administrative \$-14,178; Utilities \$-8,147;; Building Expenses \$-4,200; Payroll Expense -\$22,802; Repair & Supplies \$-2,384; Security \$-1,019; Taxes, Insurance & Licenses \$-22,138. Categories favorable are Fire Safety \$813; Landscaping \$5,003 Elevator \$2,662; Janitorial \$1,270; Window Cleaning \$3,866; Plumbing \$7,948; HVAC \$800.

Delinquencies:

Nothing to report.

El Mirador Building Committee Reports:

Architectural Update Hal Aronson:

- Easy Flow is working on 04 Stack-currently working in laundry & back bathroom lines from 404 down to unit 104
- Unit 1609 – Full Remodel – Start date pending
- Unit 701 – Full Remodel – Start date pending
- Unit 702 – Bathroom Remodel – Start date pending
- Unit 409 – Window Remodel – Start date pending
- Unit 104 – Remodel Bathrooms and minor interior changes (paint, cabinets, appliances)

Owners should keep in mind that all work must be completed by June 2021 due to elevator modernization project, which is scheduled to start September 2021

Landscape Committee Patricia Boer:

- Landscape Committee did not meet this month
- Crew 3 Report; weeded the terrace, tiers and roses and treated flowers and citrus trees for insects

Renovation Group Therese Abboud:

None

Audit Committee Cheryl Mahoney:

The independent audit conducted by Gregory Villard, CPA has been completed and will be submitted to the BOD's upon receipt.

L&R Committee Reports:

L&R Committee Ken Sigelman:

- L & R Committee met 9/17/2020
- A motion to reopen the health club was vetoed 6-4
- Beach Club reopening to be determined
- Project clean up and update governing documents – Article 4, Sec. 1 Should the Treasurer be on the monitoring committee? Should L&R have a Vice Chair? The consensus was no to the Treasurer and yes to the Vice Chair
- Cabrillo pool renovation – 2nd half of October – should be completed by the end of 2020
- Gates to enter or exit – discussion no decision

Beach Club Advisory Group Therese Abboud:

- Discussed purchasing two new fire pits (to replace existing terrace fire pits due to malfunction and safety issues)
- Potential plans to have access to the bathrooms from the outside vs. through club house
- Potential plan to remove part of the wall to the pool and ping pong room to enjoy the view and possibly relocate the piano and pool table
- No set date for the clubhouse to reopen – time based on State laws
- Beach club pool will open after the glass installation in the upper deck – October

Community Alliance Group Ann Kennedy:

None

Insurance Committee Glenn Welch:

None

Enforcement Committee Claire Conley:

None

Old Business:

COR Security, Inc., submitted two separate quotes for additional security measures. After review, a motion was made by Robert Bishop, second by Glen Welch to purchase and install motion detector cameras vs. more expensive remedies. VOTE 5-0 in favor Motion passed

Other business:

Presentation by Mei Truong from Otis Elevator Company – The proposal includes the modernization of the two (2) geared US passenger elevators, including the tear out of the elevator equipment being modernized. This will be a 16-week construction process, per elevator, for a total of 32 weeks. Possible start dates are being discussed. Refer to presentation

Julie Lukoski, Sr. Relationship Advisor with Webpass discussed the potential of adding Webpass to El Mirador's wireless internet options. It is a point to point internet for high-occupancy buildings like offices and apartments.

Maintenance Report

Emergencies:

- There were 8 elevator emergencies

Water leaks:

- There were 2 water leaks reported which have been resolved

Clogged Sinks:

- There was 1 clogged sink reported which has been resolved

Violations:

- 8/27 unit 503 reported bikes on parking space of unit 1601 and vehicles parked head out in spaces 144, 146
- Mask violations units 101, 108, 207, 309, 401, 406, 410, 607, 703, 802, 803, 804, 808, 904, 1107, 1209, 1503, 1504, 1508, 1604, 1605, 1609

Complaints:

- 8/21 unit 503 reported a bike parked outside in front of the lobby and left side of the bench
- 8/21 unit 402 reported carpet stains on the 4th floor hallway
- 8/24 there was a complaint regarding an object that was dropped on the floor of unit 1506
- 8/26 there was a complaint from unit 307 – someone had parked in their spot
- 9/7 unit 503 complained about kids riding scooters and roller-skates on the terrace
- 9/6 unit 206 complained about noise coming from unit 106 – tenants in 106 were being loud at late hours of the night

- 9/10 unit 503 complained about a barking dog but didn't know where it was coming from

Maintenance:

- 8/24 AT&T came to trouble shoot router in the electric room. Router is not working and will be replaced
- 8/25 Schmidt Fire assessed why we are getting false fire alarms and believe that it is a wiring issue and not a mechanical issue. Contact Red Hawk in the future
- 8/26 Francisco fixed outside lobby door that leads to the stairwell
- 8/28 Red Hawk came to trouble shoot panel in the lobby. Smoke detector needed to be replaced in unit 1603
- 9/2 Sommer Fence repaired the upper garage entrance gate
- 9/4 the trash room was cleaned, organized and painted
- 9/4 Jerry McDonald and Rafael looked at the southwest gate door that leads to the terrace. It was determined L&R is not responsible for repairs or enhancements
- 9/10 Coronado Lock and Key came to replace the combination door lock for the bike room located next to the upper garage entrance. An electronic keypad was installed with a new combination code
- 9/9 Red Hawk came to troubleshoot lobby panel for 309 smoke alarm
- Air Pollution Control System rep came to inspect our building. By 2021 we will require a permit to operate the boiler. Rafael is contacting APCD to apply for a permit.
- 9/16 Chemsearch Water Treatment Specialist came to check our cooling tower. He added 2.5 gallons of Chemsearch 777 chemical to bring system within proper corrosion inhibitor levels

New Business:

- Adopted new CSCA#9 Emergency Contractor Rules and new Coronado Shores Condominium Association #9 Emergency Rules Release and Acknowledgement Re: Remodel Request during COVID 19 Pandemic
- Building Flood Insurance – No action on flood insurance.
- Lobby Carpet – two (2) bids were submitted. Motion by Glen Welch, 2nd by David McNelis to accept the bid by Pro-Tech Carpet Services

Homeowners Communication

None

Next Meeting:

October 16, 2020

Adjournment

There 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.

Cheryl Mahoney, Secretary

Date