

Coronado Shores Condominium Association #9

BOARD OF DIRECTORS

MEETING MINUTES

April 23, 2022

A meeting of the Board of Directors of Coronado Shores Condominium Association #9 was called to order by Board President, Ken Sigelman at 9:01am, on Saturday, April 23, 2022, in the conference room located at 1820 Avenida del Mundo, Coronado California.

Directors Present:

Ken Sigelman, President

Elizabeth Hammond, Vice President (by Zoom)

Cheryl Mahoney, Secretary (by Zoom)

Robert Bishop, Treasurer (by Zoom)

David McNelis, Member at Large (by Zoom)

Others Present:

Rafael Estrada, Association General Manager (by Zoom)

31 Homeowners (by Zoom and Telephone)

Board Minutes Amended – Cheryl Mahoney

The Board meeting minutes from January 21, 2022, were amended to read that December 31, 2021's Financials were not approved at that meeting, pending one bank statement.

Consent Agenda:

Upon motion duly made, seconded, and carried, by the Board of Director's, the following Consent Agenda was approved

General Board Meeting Minutes February 18, 2022

Executive Minutes, March 20, 2022, Executive Minutes, March 26, 2022

Annual Meeting Minutes, April 2, 2022

Financial Report, December 31, 2022

Financial Report, February 28, 2022

Financial Report, March 31, 2022

Delinquencies:

There is one HOA account that is currently delinquent. Rafael Estrada is working with Consortium to bring this account current.

Treasurer's Report - Robert Bishop

The Finance Committee met in April 2022 to review the financials from December 31, 2021, January 2022, February 2022, and March 2022.

February Balance Sheet

Total Net Assets	(933,607)	Deficit includes \$856,930 shortage to fully fund our 2021 Reserve Study.
Total Revenue	\$158,776	
Total Expenses	\$187,606	
Deficit for February	(\$28,830)	Year to date deficit (\$24,598)

March Balance Sheet

Total Net Assets	(962,263)	Deficit includes \$856,930 shortage to fully fund our 2021 Reserve Study.
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March Reserve and Expense Statement

Total Revenue	\$158,388	
Total Expenses	\$187,043	
Deficit for March	(\$28,655)	Year to date deficit (\$53,253)

Deficit due to unexplained SDG&E bills totaling \$95,559 for the months of January, February, and March combined. This is under investigation.

A motion was made by Robert Bishop, seconded by David McNelis to transfer \$100,000.00 from our Reserve Account into our Operating Account. Motion passed 5-0

El Mirador Building Committee Reports:

Renovation Committee – Susan Handel

The Renovation Committee has met two times in the past month to discuss design concepts. They conducted a building walk about to identify areas requiring renovation. Scheduling is underway to interview designers for the week of May 24th, 2022. Renderings should be available for Homeowner’s review, by July 2022. A townhall meeting is expected for early Fall, 2022.

Maintenance Committee – Irene Pedroza

Ken Sigelman has appointed a Maintenance Committee to inspect, identify, inform, and recommend to the Board of Directors, building maintenance items that may require immediate or additional attention. A preventative maintenance list was discussed, which included improvement to hallways, lobbies, stairwell & unit doors, landscaping, the ramp/bridge on the roof, rusty pipes, boilers, and the cooling tower. This list will be reviewed and prioritized by the Board of Directors. Items which can be quickly addressed by the staff will be undertaken. The committee will report on the status of improvements at the next Board meeting.

Elevator Committee – Robert Bishop

On March 13, 2022, the State Inspector’s came to inspect Car2. It did not pass inspection. On April 20th, the State Inspector’s returned and Car2 did not pass inspection due to a failed monitoring board. The inspection has been rescheduled for April 27th-29th. A general discussion regarding the Elevator Modernization project, followed this report.

Landscape Committee - Patricia Boer

The Committee Chair explained in detail, that the Shores has a tree trimming schedule which includes all ten (10) properties. The trees are trimmed according to this schedule. Unless there is a necessity due to an emergency, there will not be any deviation to their scheduled plan. El Mirador's trees will not be addressed until the June-August timeframe. All landscaping requests should be directed to Patricia Boer.

L & R Committee Reports:

L & R Committee Report – Ken Sigelman

Ken Sigelman reported that the BBQ renovation is ongoing and that the first phase at the Beach Club should be completed at or around May 1st, 2022. The rest of the BBQ installation should be completed around Memorial Day. The committee held a Capital Expense Project meeting on May 2nd, 2022. Ken Sigelman, President, appointed several Ad Hoc Committee Chairs. It was noted that the Beach Club is doing very well financially.

Beach Club Advisory Report – Rafael Estrada for Therese Abboud

The number and quality of the scheduled activities at the Beach club have been well received by members. The Committee discussed the 50th Anniversary party, which will be held August 20, 2022. A Shores resident party celebrating the 50th Anniversary will be held September 10, 2022. The financial report is overall favorable for the Beach Club. Remodeling of the kitchen is being discussed.

Other Business:

Maintenance Report – Rafael Estrada

The complete Maintenance Report is included in the Board packet for the Board of Director's review. There were no additional comments or questions regarding this report.

New Business:

California Senate Bill 1234-Employer Mandated 401(k) – Rafael Estrada, Robert Bishop

California State mandates that by June 30, 2022, all California employers with 5+ employees must offer a retirement savings plan. A motion was made by Robert Bishop, seconded by Cheryl Mahoney, to hire ADP to set up and manage our employee 401(k) plan at a cost of \$220.83 @ month, \$4.00 per enrolled employee, per month. Passed 5-0

Rental of Units – Rafael Estrada, Cheryl Mahoney

The El Mirador rental/lease compliance terms were discussed, and reference was made to our Governing Documents; CC&R's, El Mirador's Rules and Regulations and Civil Code, Section 4741. These Governing Documents state that each owner shall have the right to lease his Condominium. However, no Owner shall be permitted to lease his unit for less than one (1) month. The lease must be in writing and submitted to the General Manager. Failure to comply with the provisions of the Governing Documents shall be a default of the Owner under the lease which may be enforced by the Association. These penalties include monetary penalties and suspending the rights to use the common area recreational facilities.

Cooling Tower – Rafael Estrada

Three bids have been procured from Air Treatment Corporation, Jackson & Blanc, and Brian Cox Mechanical to repair/refurbish El Mirador’s cooling tower. A motion was made by Robert Bishop, seconded by David McNelis to hire ATC to refurbish the cooling tower for approximately \$79,000, pending looking into and finding out what the definition of “Prevailing Wage Rates are not included” means. Motion passed 5-0

Boilers – Rafael Estrada

Jackson & Blanc submitted a proposal for \$1,500.00, to perform a survey on our (3) boilers. A motion was made by David McNelis, seconded by Robert Bishop that we move forward with this survey. Motion passed 5-0

Homeowners Communication:

During the Homeowner’s communication, there were several questions regarding the Elevator Modernization Project, specific to the language of the contract, and the project itself. There were also questions and comments regarding the building’s maintenance and security system.

Next Board Meeting

May 20, 2022

Adjournment: There being no further business to come before the Board; the meeting was adjourned by a motion passed unanimously at 10:58am.

Cheryl Mahoney, Secretary

Date