

# Coronado Shores Condominium Association #9

## BOARD OF DIRECTORS

### MEETING MINUTES

February 18, 2022

A meeting of the Board of Directors of Coronado Shores Condominium Association #9 was called to order by Board Vice President, Glenn Welch at 9:02am on Friday, February 18, 2022, in the conference room located at 1820 Avenida del Mundo, Coronado California.

#### Directors Present:

Glenn Welch, Vice President (by Zoom)  
Cheryl Mahoney, Secretary (by Zoom)  
Robert Bishop, Treasurer (by Zoom)  
David McNelis, Member at Large (by Zoom)

#### Directors Absent:

Ken Sigelman, President

#### Others Present:

Rafael Estrada, Association General Manager (by Zoom)  
14 Homeowners (by Zoom and Telephone)

#### 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, January 21, 2022

Financial Report, January 31. 2022

#### Finance Committee - Robert Bishop

December 31, 2021, Finances still pending approval.

The Finance Committee met in February 2022, to review the January financials. Bob stated that our operating account is low on cash, therefore, we need to consider transferring some money into this account from our Axios account. We are currently \$856,930.00 short in our reserve account.

#### HOA Delinquencies – Robert Bishop

Of our three remaining delinquencies, one is currently in escrow for a sum of \$8,400.00, which will be remitted to El Mirador at the Close of Escrow. The remaining two units that are delinquent, (\$17,000.00), have been sent pre-lien notices by Consortium.

#### El Mirador Building Committee Reports:

Elevator Committee – Robert Bishop

The elevator committee met February 14, 2022, with the Schindler Project Manager, Elaine Edmiston, and Richmond Downie to discuss the Elevator Modernization Project as well as the numerous outages relative to Car 1 and to get an update on Car 2. We were told that the drive for Car 1, at a cost of \$40k, might need to be replaced and to expect one-and-a-half-weeks of production time which included 3-5 days of installation, followed by the State inspection. This would mean that Car 1 could be out of service for up to two weeks at a minimum. Since there was not a guarantee that this repair would prevent all future outages, the cost of the repair and that Car 2 would not be accessible during this repair timeframe, the committee chose not to go forward with the repair of Car 1.

#### **Landscape Committee - Patricia Boer**

The landscape committee met earlier in February 2022, chose, and voted on a Committee Chairperson.

The 2022 expense budget for this committee is \$60k. The projects in consideration are.

- Enhance the main entrance to the Shores
- Improving the shack at the North gate
- Building a delineating wall between El Camino's property and the beach boardwalk

They will be discussing at the next meeting, how to prioritize these projects.

#### **Enforcement Committee – Clare Conley**

\$160,000.00 budgeted for 2022 for the cleaning of the storm drains and root intrusion on Shores property.

### **L & R Committee Reports:**

#### **L & R Committee Report – Glenn Welch**

- Hiring additional security guards for the pools is being assessed for the upcoming summer months
- Felicia Bell and committee are looking at ways to remodel the Roeder Pavilion
- March 15<sup>th</sup> is the L & R Insurance Committee meeting
- New BBQs are being installed Cabrillo Pool (6), Beach Club Pool (5), El Camino Pool (6)

#### **Beach Club Advisory Report – Rafael Estrada for Therese Abboud**

- City of Coronado contributed \$25k towards the Coronado Shores.
- Glass Breakage at Beach Club Pool caused a pool shutdown
- Beach Club is instituting a \$15.00 cork fee
- Superbowl party went very well
- Next meeting 3/15 at 1:00pm

### **Old Business:**

#### **Parking Spaces/Electrical Outlets – David McNelis**

There are 17 parking spaces with 110 electrical outlets. More discussion of costs associated with usage of these outlets is forthcoming.

#### **Mechanical Systems – Rafael Estrada**

**Cooling Tower** – Procuring bids to rebuild the cooling system. Updates at the April Board meeting.  
**Boilers** – Procuring bids to inspect the boilers. Updates at the April Board meeting.

**Maintenance Report:** - Rafael Estrada

**Security Camera Project** – HHSI has almost completed the project. All cameras have been installed in the lower and upper lobbies and garages. They are all live and recording. Roof cameras have been installed but not yet active.

**Spalling Maintenance** – Hamilton Pacific started with spalling repairs on Wednesday, January 12, 2022. The project is expected to be completed by the end of this month.

**Building Link** – Both Senior Building Attendants and GM attended a Zoom training session on the use of the Building Link application. More training sessions will be scheduled to train the rest of the front desk staff. Implementation of Building Link for the building will be rolled out soon.

**Homeowners Communication:**

None

Next Meeting:	April 2nd, 2022,	Annual Meeting
Next Board Meeting	April 15 <sup>th</sup> , 2022	

**Adjournment:** There being no further business to come before the Board; the meeting was adjourned by a motion passed unanimously at 9:56 A.M.

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Cheryl Mahoney, Secretary

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Date