

Coronado Shores Condominium Association #9

BOARD OF DIRECTORS

MEETING MINUTES

June 17, 2022

A meeting of the Board of Directors of Coronado Shores Condominium Association #9 was called to order by Board President, Ken Sigelman at 9:02am, on Friday, June 17, 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)  
17 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 May 28, 2022

Financial Report, May 31, 2022

**Delinquencies:**

There is one HOA account that is still delinquent. Rafael Estrada and Consortium continue to bring this account current.

**Treasurer's Report** - Robert Bishop

The Finance Committee met on June 15, 2022, to review the financials from May, 2022.

May Balance Sheet

Reserve Cash	\$1,761,373
Total Revenue	\$158,431
Total Expenses	\$149,831
Excess for April	\$8,600

Year to date deficit \$54,649.00 which includes the \$62,630 SDGE bill that is still under audit by SDGE. A current SDGE invoice/bill has not been received, nor have any additional payments been made to SDGE while the audit is being conducted.

The Audit Review is complete in a DRAFT form. It will be finalized as soon as the 2021, yearend statement is received from AXOS.

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

### **Elevator Committee** – Robert Bishop

Schindler reported that they were on target to complete their work and call for a California State Inspection on June 24<sup>th</sup>.

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

Patricia reported that Ron Matrega, Arborist, has viewed all 500 trees on the Coronado Shores campus and submitted a 12-page tree report to the L & R Landscaping Committee. The Landscaping Committee will be meeting June 22, 2022, with the Arborist to discuss his report.

Trimming of the palms will continue through the summer, as well as trimming trees and removal of trees suggested by the Arborist. The committee is reviewing how to enhance our terrace plants.

### **Renovation Committee** – Susan Handel

The Renovation Committee met on June 16, 2022, to discuss hiring Matterport to provide 3D renderings of what each floor would look like with the concept that was developed by the committee and provided by Susan Handel. The initial cost is \$4,282.00 which is calculated at \$1.00 per sq. foot. The residents will then have an opportunity view these renderings in a virtual tour. Matterport allows 2 re dos of the 3D renderings at no additional cost. They have an experienced designer, on staff, who will conduct this work. Bob Bishop made a motion, second by Cheryl Mahoney to hire Matterport to provide 3D renderings for El Mirador's renovation project. Passed 5-0

### **Maintenance Committee** – Elizabeth Hammond

The Maintenance Committee consists of Glenn Welch, Michael Gehrig, Cheryl Mahoney, David Landis, and Elizabeth Hammond as Acting Chair. Elizabeth provided the Board of Directors with a report, which was originally developed on April 3, 2022, that noted improvements to the building as well as major issues for review. In this report, she recorded all the improvements and projects that are completed or currently under way towards completion. She commended the staff on the vast improvements made in the lobby, maintenance areas and manager's office.

The committee made some new recommendations for review.

### **L & R Committee Report** – Ken Sigelman

Ken shared that Jerry McDonald's last day as L&R General Manager was Friday, the 10<sup>th</sup> of June 2022. Mark Merson, L&R Financial Controller has been appointed the interim General Manager. Ken noted that L&R is currently interviewing for a facilities manager due to a vacancy in this position. The Beach Club continues to do very well and is paying for itself. There will be a 50<sup>th</sup> Anniversary Coronado Shores party for the community, which is being financed by the City of Coronado. Details for this party will be forthcoming.

### **Other Business:**

#### **Maintenance Report** – Rafael Estrada

The complete Maintenance Report is included in the Board packet for the Board of Director's review.

**Old Business:** - Rafael Estrada

**Cooling Tower**

Kirk Miller insurance reviewed the Umbrella policy and verified that the Excess Liability policy requires contractors to carry \$10 million in Umbrella/Excess Liability Insurance applicable to exterior and elevation related contracted work. ATC only carries up to \$8 million in coverage. Therefore, Rafael has reached out to other contractors to bid on the project, who carry a \$10 million dollar Umbrella/Excess Liability Insurance policy.

**Boilers**

Jackson & Blanc, A.O. Reed & Co. and Pipe Trades are currently working proposals to replace all three boilers. We will have an update at the next Board meeting

**Bicycle Rooms**

Rafael and the staff conducted an inventory of the bicycle storage rooms to improve our building's operations. They identified all bicycles that are in disrepair, or missing decals and gave notice to the residents, that they would be removed by Tuesday, May 31, 2022, if not claimed or identified by the owner. They have been stored until July 31, 2022, in the Surf Shack. If not claimed or identified by that date, they will be donated or disposed of.

**New Business:**

**Staffing Over the Holiday** – Rafael Estrada

There will be additional lobby attendants and elevator operators, July 1<sup>st</sup> thru July 4<sup>th</sup>, to ease the congestion on the elevators and support the lobby desk personnel with newly arriving tenants and guests over the holiday.

**Dish Survey** – Elizabeth Hammond

On behalf of the Board of Directors and the General Manager, Elizabeth conducted a survey with all the residents, to identify TV viewing options for the building. Our Dish contract will end in November 2022; therefore, a decision must be made on how to best proceed. Elizabeth shared the results of the survey and at that time it was determined to conduct a townhall meeting for all residents to discuss in its entirety our future options. This townhall meeting will be held on Saturday, July 9th, 2022.

Next Board Meeting

August 22, 2022

Adjournment: There being no further business to come before the Board; the meeting was adjourned by a motion passed unanimously at 10:50am.

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Cheryl Mahoney, Secretary

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Date