

Coronado Shores Condominium Association #9

BOARD OF DIRECTORS

MEETING MINUTES

May 28, 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, May 28, 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)

25 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 April 23, 2022

Financial Report, April 30, 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 May 27, 2022, to review the financials from April 2022.

April Balance Sheet

Reserve Cash \$1,791,000 (Awaiting Axos April Statement)

Total Revenue \$158,364

Total Expenses \$155,894

Excess for April \$2,470

Year to date deficit includes \$62,630 SDGE bills. This is being audited, by SDGE, per the request of the Finance Committee. The deficit also includes a \$24,000 excess in expenses due to unexpected elevator repairs.

There is currently \$892,000.00 in cash at Morgan Stanley and \$144,000.00 in the Axos account for a total of \$1,036,000.00.

A motion was made by Bob Bishop, seconded by Liz Hammond to invest \$200,000.00 of the \$1,036,000.00 in 3-month Certificates of Deposit. Motion passed 5-0

El Mirador Building Committee Reports:

Renovation Committee – Susan Handel

Susan reported that she has been in contact with a company that specializes in providing renderings which will bring the design concepts into a visual reality. She is working with Rafael to acquire the exact sq. footage/measurements of a floor to send to the renderers. The committee is looking to interview designers and welcome recommendations from the residents of El Mirador.

Susan noted that the Lobbies would require an expert in architecture to provide designs if they were to be remodeled vs. renovated.

Bob Bishop reminded everyone there is a budgeted dollar amount set aside (\$25k per car), for renovating the interior of the elevators.

Maintenance Committee – Irene Pedroza

Irene reported that the committee, conducted a walk through the interior and exterior of the building. She reported that there has been a lot of progress and improvements in the maintenance of the building. She noted that the exit signs have still not been replaced as well as a few terrace lights that are not working. Irene mentioned that they were still interested in what progress was taking place regarding the Boilers and Cooling Towers. Refer to the section in these minutes titled Boilers and Cooling Tower.

Elevator Committee – Robert Bishop

Bob said that he had contacted Schindler for an update last Thursday, the 26th of May, but had not heard back from them at the time of this meeting. Car 1's new machine has been installed. The tracks and rollers still need to be replaced on Car 1. Completion date still TBD.

Landscape Committee - Patricia Boer

The Landscape Committee met on 5/18/2022. They discussed and reviewed a 12-page Shores tree report which was submitted by a Master Tree Arborist. In the Arbor Service Agreement, it was noted that there is a schedule for trimming all trees on the Shores property.

El Mirador has 30 Mexican Palms which are scheduled to be skinned within the next few months. Crew 3 continues to provide us with great landscaping services and is on top of all their projects.

L & R Committee Reports:

L & R Committee Report – Ken Sigelman – reported by Cheryl Mahoney

The installation of all new BBQ's is on schedule and should be operational by Memorial Weekend.

New fencing is being installed around Avenida Del Sol.

Tennis courts 6A & 6B will be resurfaced July 26th.

August 20th will be a community wide, Coronado Shores 50th Anniversary celebration, which is being paid for by the City of Coronado.

September 10th, Saturday, will be a 50th Anniversary Coronado Shores resident only celebration. A consultant is being hired to assess the Beach Club and Roeder roofs for repair or replacement. Additional security cameras are being installed in the Shores common areas. A motion was made and voted down by the Board to allow food and beverages to be served at the Beach Club through a side window, during the summer months.

Beach Club Advisory Report – Rafael Estrada for Therese Abboud

The Beach Club continues to receive great turnouts for their scheduled events and is very profitable.

Enforcement Committee – Clare Conley

There is no increase in next year's assessments.

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.

Old Business:

Cooling Tower

Rafael Estrada reported that Kirk Miller Insurance requires contractors to carry \$10 million in Umbrella/Excess Liability Insurance applicable to exterior and elevation related contracted work. ATC only carries \$8 million. We have asked Kirk Miller to make an exception request to the insurance carrier. We are waiting for a response back from Kirk Miller to proceed with the work.

Boilers

Jackson and Blanc submitted their inspection report. They have found that the AJAX boiler is in bad shape. The manufacturer no longer supports parts for this unit, and it is far beyond its usable life expectancy. Jackson and Blanc recommends replacing the AJAX boiler as well as the 2 domestic raypak boilers.

A motion was made by Liz Hammond, seconded by David McNelis that we procure 3 bids within the next two weeks, on replacing these three boilers. Motion passed 5-0

New Business:

Bicycle Rooms

A communication was sent out to all residents on May 17, 2022, referencing that the staff has conducted a complete inventory of all 5 bicycle storage rooms. All bicycles which are missing decals, or are in disrepair have been photographed and can be viewed on BuildingLink. Please identify your bike prior to May 31, 2022, or it will be donated or disposed of.

Dish Network

Liz Hammond sent out a survey through BuildingLink to all residents inquiring about cable tv usage vs. streaming via APPLE, Hulu, Netflix, etc. This is to help determine the next step that should be taken regarding our cable tv contract with DISH Network, which ends in November 2022. The Board encourages all residents to participate in this survey.

Hydro-Power Jetting

Hec's Construction & Plumbing Service provided us with a bid to power jet 9-12 sewer lateral Upper-Level Garage parking pipes. The cost was \$1,900.00. The Board agreed to have this service completed.

Homeowners Communication:

During the Homeowner's communication, a letter was read by Cheryl Mahoney on behalf of John Dehler, who shared his concerns about where the residents' packages are being stored for pick up and the potential of a breach of security when the front lobby is unattended. There were a few questions regarding maintenance issues and one question regarding the proper format for the use of a voting proxy.

Next Board Meeting

June 17th, 2022

Adjournment: There being no further business to come before the Board; the meeting was adjourned by a motion passed unanimously at 10:41am.

Cheryl Mahoney, Secretary

Date