

Coronado Shores Condominium Association #9

BOARD OF DIRECTORS

MEETING MINUTES

December 16, 2022

A meeting of the Board of Directors of Coronado Shores Condominium Association #9 was called to order by the Board President, David Zacharias at 9:05 am on Friday December 16, 2022, in the conference room located at 1820 Avenida del Mundo, Coronado California and by Zoom.

Directors Present:

David Zacharias, President

Irene Pedroza, Vice President

Elizabeth Hammond, Secretary

Luis Lozano, Treasurer

Carlos Atri, Member at Large (by Zoom)

Others Present:

Rafael Estrada, Association General Manager

Jack Hammond AIA, Advisor to Board

31 Homeowners (by Zoom)

Consent Agenda:

Upon motions duly made, seconded and carried by the Board of Directors, the following consent agenda items were approved with noted changes:

General Board Meeting Minutes, November 18, 2022 with following amendments: Luis Lozano was present, not on Zoom; Financials were misrecorded. Minutes have been corrected and resubmitted on December 20, 2022.

Executive Minutes, November 18, 2022

Executive Minutes, November 25, 2022

Financial Report, November 30, 2022

Delinquencies: Rafael Estrada

There is one HOA account that are currently 90 days delinquent. Rafael is working with Consortium to bring that account current.

Treasurer's Report

The treasurer and the Chair met with the CPAs from Consortium and Haneyinc to thoroughly review the financials and recommend the level of increase of the HOA dues for 2023. That amount will be an increase of 12.3%. The financials were thoroughly reviewed. The completed Reserve study and the compiled forecast and supplementary information by Haneyinc was sent to all owners and is available on Building Link. The status of the review of the potential overcharge by San Diego Gas and Electric was discussed. They are still reviewing this charge despite frequent phone calls. Consultation with legal counsel was suggested.

Reserve:

Reserve Cash:	1,658,403
Assets:	1,724,579
Liabilities:	2,583,417
Reserve Deficit:	(1,024,77)

Operating Revenue/Expense:

Total Revenue	1,760,397
Total Expenses	1,884,557
Deficit YTD	(124,160)

El Mirador Building Committee Reports:

Renovation Committee- Jack Hammond

Jack Hammond presented the status of the renovation process. A survey has been sent out to owners to provide their preferences to guide the design. All are encouraged to send in their surveys by January 15, 2023. There will be a design competition for this work involving at least 3 designer contractor firms who will

receive a stipend in order to compete. Choice of design will be made by polling owners and then approval and negotiation with the Board. The selection process was unanimously approved. See Remodeling Committee report to the Board attached to these minutes and available on Building Link.

Landscape Committee- Patricia Boer- no meeting

L &R Committee Report- Irene Pedroza

L&R adopted the suggestion to buy an APP to facilitate communication about events. Other improvements were discussed.

Beach Club Advisory Report- Therese Abboud – no report

Maintenance Report- Rafael Estrada

Elevator #2 stalled once with resident inside. It was handled by First Responders.

Terrace Coating and power washing was revisited by Hamilton Pacific. All furniture was removed. Power washing could not remove all defects without destroying terrace surface. Terrace resurfacing is part of the reserve study and will be done in the future.

Boiler installation was completed. Most clean up of roof is complete.

Cooling tower refurbishment is done and operative. Rewiring was done by staff which saved expense. Float still needs replacement

Preventive Maintenance Committee met with Rafael and reviewed the status of projects on the maintenance report. Exit signs are in place. Light covers replacements are not available anymore. Other solutions will be sought. Lights are operative. Full report is attached to these minutes.

Old Business:

Selection of date for 2023 Association Board Election/General Meeting

Date was changed to March 18, 2023.

Appointment of Inspectors of Election:

Inspectors will be Patricia Boer, Thomas Lowe, and John Dehler. An announcement will be sent out by the general manager.

Complaint Process:

A process was created as well as a template. It will be circulated to the membership for feedback and then adoption by the Board. It is attached to these minutes and available on Building Link. After implementation, complaints can only be submitted in writing except in an emergency.

Uniforms:

Uniforms were discussed with staff who felt that a black jacket, white shirt or blouse and pants would be a better option. The Board unanimously approved this decision, and the Association will pay for one jacket, one pair of pants, and three shirts for each front desk employee.

Holiday Party:

A holiday party was planned to be held in the lobby on December 16, 2022, 5-7 pm in the evening. A light buffet and wine will be provided by the association.

New Business:

DISH contract replacement strategy was reviewed by Elizabeth Hammond. 4 more zoom meetings were held in both English and Spanish to clarify options. Another extension of DISH contract was granted to Jan 3, 2023, by unanimous approval of all board members by email since the contract was due to expire. This is a \$7,200 expense. During the additional month, failed installs can be rewired and owners will have additional time to decide whether to go with streaming or continue with personal DISH contracts. Everyone is urged to return their current DISH equipment by January 3, 2023, so as not to be charged for it.

TV Tech to assist with owner installations. We heard a presentation by Ken Dresser, who will offer to help with any installation for \$65/hour. He circulated his contact information and Front Desk has flyers for him.

Failed Google Webpass Fiber installations:

Webpass sent their expert installer to assess the situation on December 14, 2023 with Rafael Estrada. They reviewed each failed installation to assess best repair

strategy. He will return on December 20, 2022 to run the new cabling to repair these installations.

Package Policy:

Package storage is a significant problem because some owners will not allow packages to be placed in their units in their absence. Some large furniture items are being received without provision for proper conveyance to owner's units. The new policy, which conforms to that of other Shores Associations will be circulated for feedback. Packages not permitted to be delivered to individual units will be returned after 48 hours. Policy will be sent to all owners, is attached to these minutes and placed on Building Link.

Newsletter:

There are many complaints about communication within the Association. We want to improve that problem by establishing a monthly newsletter. Clare Conley has agreed to chair this committee assisted by Elizabeth Hammond. Other volunteers are welcome to participate.

Homeowner Communication:

Comments and questions were entertained.

Next board meeting will be held January 20, 2023 at 9 am.

Adjournment:

There being no further business, the meeting was adjourned at 10:30 pm.

Elizabeth Hammond, Secretary

Date