

**Coronado Shores Condominium Association #9**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
**November 25, 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 November 18, 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  
Elizabeth French, Esq, Counsel for the Association  
33 Homeowners (by Zoom)

**Consent Agenda:**

Upon motions duly made, seconded and carried by the Board of Directors, the following consent agenda items were approved:  
General Board Meeting Minutes, October 21, 2022  
Financial Report, October 21, 2022

**Delinquencies: Rafael Estrada**

There are 4 HOA accounts that are currently 90 days delinquent. Rafael is working with Consortium to bring these accounts current.

**Treasurer's Report**

The Board of Directors met with the CPA's from Consortium and with representatives from Barrerra who conducts the reserve study on November 15, 2022. The financials were thoroughly reviewed.

**Reserve: YTD**

Reserve Cash:	1,627,173
Assets:	1,720,762
Liabilities:	2,555,001
Reserve Deficit:	(1,004,258)

**Operating Revenue/Expense: YTD**

Total Revenue	1,599,072
Total Expenses	1,702,712
Deficit YTD	(103,640)

**El Mirador Building Committee Reports:****Landscape Committee- Patricia Boer**

The 'shack island' improvement has been largely completed except for the addition of flowers which will provide color starting in the spring, 2023. The Board was pleased with the improvements. We have 7 Morton Figs that would qualify as Heritage Trees according to the City of Coronado Program. We can apply for this status which would put the trees under the control of the City of Coronado for maintenance and protection. L&R will apply for this status for at least one tree in 2023. Please refer to the Landscape Report for additional details.

**L & R Committee Report- Irene Pedroza**

L&R committee met and considered several items of interest. Please refer to the L&R minutes for additional details. Irene suggested that we as a board recommend the production of an App to allow for scheduling, information and eventually for access to amenities. The Board of Directors unanimously approved the motion to recommend this strategy to the L & R committee.

**Beach Club Advisory Report- Therese Abboud**

Numerous activities are planned around the holiday season. Please refer to the minutes for additional details or consult the message board in the mail room, flyers at the front desk or message board in the Beach club.

**Maintenance Report- Rafael Estrada and Elizabeth Hammond**

**Annual Fire Inspection** for 2022 is due. Symons Fire Inc attended the meeting and presented their proposal for this inspection. The proposal was unanimously approved by the Board of Directors

**Terrace Coating and power washing** was completed by Hamilton Pacific. The Preventive Maintenance Committee reviewed the status of this work and found that power washing was not up to expected result. Rafael was requested to have them return to review and perhaps redo the power washing.

**Boiler installation** is underway and should be completed by early December, 2022

**Cooling tower refurbishment** will start on November 28, 2022 and be completed by December 1, 2022. Cooling tower will be inoperative during this time.

**Preventive Maintenance Committee** met with Rafael and reviewed the status of projects on the maintenance report. Stairwell painting in north stairwell is nearly

complete. The committee recommended that the staff fix lights and exit signs on the terrace as a priority item since these are related to safety and security. The committee also added other items to the report which is included with these minutes.

**DISH contract replacement strategy** was the subject of two sessions in the conference room held by Elizabeth Hammond after notification of residents and owners. Individual DISH contracts are available as are other options. An email communication and PowerPoint was distributed to owners and residents to explain options and steps. Please refer to the attachments. Another Zoom session will be held on November 30, 2022 in the conference room at 1 pm. Others are planned after that time. DISH contract extension ends on December 7, 2022

### **New Business:**

#### **Budget for 2023**

The budget for 2023 and projections of reserve expenses were thoroughly reviewed and modified as appropriate by the Board of Directors at a meeting on November 15, 2022. Based on budget review, modifications for the budget were sent to Consortium who will provide us with the final details of the needed increase in HOA dues for 2023. It was projected by Luis Lozano that the increase of the HOA would be about 12%, due to serious inflation and escalation of costs of utilities. Another Board of Director's meeting will be held to explain the budget and HOA increases on or before November 30, 2022. Time of the meeting will be announced.

#### **Uniforms:**

It was proposed by Irene Pedroza that the Board of Directors approve the resolution to require that provided standard shirts with a building logo be worn by Front Desk staff. An amendment to motion requested that Rafael Estrada consult with staff members to obtain their input about this new requirement. Rafael will report back on this at the next board meeting.

#### **Holiday Party:**

A holiday party was planned to be held in the lobby on December 17, 2022 at 5-7 pm in the evening. Irene will coordinate the planning of this event.

#### **Complaint Process:**

Complaints are currently received in a random manner making it difficult to address the issues of concern. This issue was discussed and it was decided to create a defined process. Elizabeth Hammond will create a template for complaint

description. The board approved the plan to require that all complaints be in writing, using the template and including specific details about the issue. Complaint forms will be available at the front desk, from Rafael, and attached to an email to all residents and owners. Complaints not provided in writing will not be recorded. Each month, at least one member of the board will review the complaints with Rafael in order to define what issues need to be on the board agenda.

**Date of Next Election/Annual Meeting:** March 10, 2023, immediately followed by a Board of Directors meeting. Notification of all owners will be sent out as required prior to the meeting by Rafael Estrada.

**Appointment of Inspection of Election:**

We will need 3 unbiased owners for this function. If they cannot be found, we will use an outside vendor.

**Appointment of Committee Chairs:**

David Zacharias described the process of standing committee chair appointments. He asked most of the current committee chairs to remain in place and included new Board Members as appropriate.

Finance Committee: Luis Lozano

L & R: Irene Pedroza

Landscape: Pat Boer

Beach Club Advisory: Therese Abboud

Enforcement: Claire Conley

Architecture: Jack Hammond

Preventive Maintenance: Elizabeth Hammond

**Homeowner Communication:**

Comments and questions were entertained. There was concern about the discussion of the remodeling process being addressed by the Board of Directors only in Executive Session. David explained that the Board of Directors needed to have a meeting to discuss the remodeling process before it could be discussed in an open meeting. Information about the decisions made in the executive session will be summarized and circulated to the membership.

Next board meeting will be held December 16, 2022.

**Adjournment:**

There being no further business, the meeting was adjourned at 11:15 am

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Elizabeth Hammond, Secretary

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Date