

Coronado Shores Condominium Association #9

BOARD OF DIRECTORS MEETING MINUTES October 21, 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, October 21, 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)

Other Present:

Rafael Estrada, Association General Manager (by Zoom)
35 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, September 23, 2022
Executive Minutes, September 23, 2022
Financial Report, September 30, 2022

Delinquencies: - Rafael Estrada

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

Treasurer's Report - Robert Bishop

The Finance Committee met in October 2022 to review the financials from September 30, 2022.

Reserve Cash	\$1,873,902
Assets	\$1,953,718
Liability	\$2,953,951
Deficit	\$1,233,000
Total Revenue	\$158,763

Total Expenses	\$172,734
Deficit	\$13,971
Total YTD Deficit	\$99,686

El Mirador Building Committee Reports:

Elevator Committee – Robert Bishop

Rafael Estrada announced that the Elevator Modernization Project was complete.

Landscape Committee - Patricia Boer

Patricia noted that the four trees that have recently been removed from a portion of the landscaped area in the parking lot, will be replaced with trees that provide a clear line of view for Pedestrians and drivers. Crew three will be replacing plants in three of the larger pots in the entrance to align with the smaller potted plants. Patricia requested that any suggestions for the Landscape Committee be submitted to her by November 16th, 2022.

L & R Committee Reports:

L & R Committee Report – Ken Sigelman

Ken Sigelman reported that the Beach Club continues to do financially very well. They discussed upgrading the Beach Club sound system. There will be another conversion of one tennis court to a pickleball court. The exercise facility on campus will be receiving some new workout equipment.

Beach Club Advisory Report – Therese Abboud

The financial review was positive. The Mexican Festival was successful. A Halloween party is scheduled for the 28th of October 2022. A New Year's Eve party has been scheduled at \$75.00 per person. November 15th, 2022, will be the next committee meeting. The committee also discussed and addressed the noise issue regarding the Ron Garage Band.

Other Business:

Maintenance Report – Rafael Estrada

Rafael Estrada mentioned that the following projects and our maintenance are underway.

Coronado Fire Department inspection on August 1st, 2022, noted violations in a report that was submitted to the Board of Directors. These have been addressed and repair or maintenance completed.

Terrace recoating will commence the week of October 24, 2022.

Cooling Tower – ATC has entered the work order to BAC for materials. Start date will be scheduled soon.

Boilers – A check for \$200k was issued to have Jackson and Blanc start ordering the materials. They have all the equipment necessary to start the project. Will notify residents with commencement date.

Staff have started painting the north stairwell. They started on the 16th floor and will work their way down to the terrace.

Staff have cleaned out the outside trash storage area.

The complete Maintenance Report is included in the Board packet.

New Business:

Adoption of New Rules and Fine Schedule

The motion was made by Cheryl Mahoney, seconded by Elizabeth Hammond to amend Short Term Rentals Rule K-1 with; “Additionally, prior to the commencement of any such lease, a written copy must be submitted to management for their records. Under no circumstances is subleasing allowed.” And an amendment to Rule K-16 with “Any disrespectful treatment or harassment of any resident or staff member is prohibited.” The fine schedule for K-1 and K-16 has been modified and amended as well. (Refer to the Changes to Rules and Regulations, File No. 7188.001). Motion passed 5-0.

Personnel Business

The motion was made by Cheryl Mahoney, seconded by David McNelis, that effective October 1, 2022, the General Manager, Rafael Estrada shall receive a 10% merit increase to his annual salary. Motion passed 5-0.

The motion was made by Cheryl Mahoney, seconded by David McNelis, that all El Mirador employees will receive, effective January 1st, 2023, an 8% Cost of Living salary increase. Motion passed 5-0.

Nominations to Replace Resigning Directors

Notification was sent to Elizabeth Hammond, (Board Member) and Rafael Estrada, General Manager that effective at the conclusion of the general El Mirador Bldg. #9 board meeting on October 21, 2022, the following Board of Directors would resign; Ken Sigelman, President, Robert Bishop, Treasurer, Cheryl Mahoney, Secretary and David McNelis, Member at Large.

Communication to the HOA residents was sent out regarding the resignations, prior to the Board meeting. Refer to this resignation letter to the HOA as a reference point.

Elizabeth Hammond made the motion, per Article 7, Section 3, that the resignations of these Board Directors, would be effective immediately and the following individuals were noted as the selected new Board of Directors.

Irene Pedroza, David Zacharias, Louis Lozano, Carlos Atri

The Board President called a short recess to allow Irene Pedroza, David Zacharias, Louis Lozano, Carlos Atri, and Liz Hammond to discuss and assign Board Director positions.

The meeting was called back to order at 9:58am, by Elizabeth Hammond. The Board of Directors were nominated as follows.

David Zacharias	President
Irene Pedroza	Vice-President
Elizabeth Hammond	Secretary
Louis Lozano	Treasurer
Carlos Atri	Member at Large

David Zacharias seconded Elizabeth Hammond's motion. The motion passed 5-0.

Homeowners Communication:

Homeowners requested that the bios of all newly appointed Board of Directors be submitted to the Homeowners immediately. Several homeowners thanked the previous Board of Directors for all their time and work over the past few years.

Next Board Meeting

November 18, 2022

Adjournment: There being no further business to come before the Board; the meeting was adjourned by a motion passed unanimously at 10:17am.

Cheryl Mahoney, Secretary

Date