

# Coronado Shores Condominium Association #9

## BOARD OF DIRECTORS

### MEETING MINUTES

April 1, 2023

The meeting was convened by David Zacharias at 12:30 pm on April 1, 2023.

#### **Directors Present:**

David Zacharias, President

Irene Pedroza, Vice President by zoom

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

#### **Consent Agenda:**

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

General Board Meeting Minutes, February 17, 2023. Approved as written

Executive Minutes, January 20, 2023 approved as written.

#### **Delinquencies: Rafael Estrada**

Current delinquencies were discussed. Rafael will work to get these accounts paid and placed on autopay for the future. He will report on progress at the next board meeting.

**Financial Report.** \$100,000 owed to reserve from operating revenue for the purchase of the boiler and refurbishment of the cooling towers will be repaid in

the next months. Reserve account is currently at 33% It is desirable for it to be increased to 70%. This will be an ongoing project of the Board to discuss.

### **Treasurer's Report**

The status of the potential overcharge by San Diego Gas and Electric was discussed. Faulty meter was acknowledged by SDGE and credit for overpayment of the account was received. **See attached sheet of financials.**

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

#### **Renovation Committee- Jack Hammond**

Remodeling presentations for the competition will be held on April 5, 2023 at the Community Center. Announcements will be sent out to all owners. Owners will be sent a pdf of the presentations by email. Survey to owners expressing their preferences will be sent out on Monday, April 10. A Q&A session will be held that day from 1-3pm. FAQ information will also be sent out to all owners on Monday, April 10, 2023. Competing teams will provide their pdf's in the lobby on TV's with materials available for review. During that one week, the renovation committee members will be available to answer questions. Details will be provided closer to the event. Choices will be collected and the winner announced on or about April 17, 2023.

#### **Landscape Committee- Patricia Boer. No report**

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

Access fees will go up to \$100 per person as of May 1, 2023

#### **Insurance Committee- David Zacharias**

Workmen's compensation insurance was discussed.

#### **Beach Club Advisory Report- Therese Abboud – No report**

#### **Enforcement Committee- Clare Conley- No report**

#### **Maintenance Report- Rafael Estrada -See report**

#### **Preventive Maintenance Committee. No meeting**

#### **Old Business:**

**Package Process:** No progress on implementation as yet. Will be discussed at the next meeting.

**Roof leak:** Full inspection of the roof will be done by RSI. Owner's damage was assessed by Surf Pro. Decisions will be made by the Board.

**Parking Lottery:** There are 5 single parking places and 1 tandem parking place. Lottery was held. It was agreed that each unit was entitled to one lottery ticket. The lottery was held in the lobby and all places were allocated.

**Adjournment:**

There being no further business, the meeting was adjourned at 1:30 pm.

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Elizabeth Hammond, Secretary

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Date