

Coronado Shores Condominium Association #9

BOARD OF DIRECTORS

MEETING MINUTES

January 20, 2023

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

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, December 16,2022

Executive Minutes, December 16, 2022

Financial Report.

Dec 31,2022 report was only received by the treasurer and president the day before the meeting making it impossible for thorough review. Luis and David will meet with Loretta and carefully review the year end financials for accuracy. Before the next meeting the Board will meet with Consortium and also discuss the reserve account, to be sure that the year end financials include all pertinent information.

Delinquencies: Rafael Estrada

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

Treasurer's Report

The status of the review of the potential overcharge by San Diego Gas and Electric was discussed. Documents concerning this disputed charge were provided. The meter will be exchanged prior to the next board meeting.

El Mirador Building Committee Reports:

Renovation Committee- Jack Hammond

3 Design teams for the competition have been selected unanimously by the committee: Carrier Johnson-cultur3, Hannah Gabriel Wells, and Delawie Architects. All have been notified and agreed to participate. Site visits and question and answer sessions with the committee will occur late next week or the following week. After time allowed for design completion, the competing firms will be invited to present to all interested homeowners in an open meeting. Each firm will be given a stipend to complete the schematic designs. The amount of the stipend is under review. Irene Pedroza presented the results of the Owner survey. 73 responses have been received and summarized. Results will be given to competing design teams to guide their work. Survey results sent out to all the homeowners for their review.

Landscape Committee- Patricia Boer.

Committee met on January 19. Ideas for the shared property around the flag pole in front of El Mirador are being sought. **Please provide Pat with your ideas before February 12, 2023, so they can be considered.** We have 8 heritage trees on our shared property and they likely will be accepted by the City for conservation.

L & R Committee Report- Irene Pedroza

L&R rejected the plan to add pickle ball courts. Various repair issues were discussed. The app for information should be available by summer, 2023

Insurance Committee:

David Zacharias attended the meeting. Two vendors are providing quotes for our liability insurance. The final information will be available soon and a decision will be made. Costs of insurance have escalated since last year.

Beach Club Advisory Report- Therese Abboud – See attached report. Mayor is coming to the Beach Club on **February 9, 2023**. All are encouraged to attend.

Maintenance Report- Rafael Estrada

Schindler will be coming back to troubleshoot Car#1 and invoices from them will be evaluated by Rafael and the Board. Rain in Coronado resulted in several roof leaks which will be evaluated by vendor who did evaluation and found no leaks in 2020. Power outage this week resulted in loss of ATS switch to turn on emergency power. It was quickly fixed by Global power.

Preventive Maintenance Committee

No homeowners came to the meeting this week. Elizabeth Hammond and Rafael did a cursory inspection which omitted looking at the Terrace lights and exit signs. A plan to complete this work will be prepared by Rafael and executed by Francisco. Rafael will provide information at our next committee meeting which will be held **Thursday, February 23 at 9 am** in the lobby. Minutes of the meeting and the updated spreadsheet is included with the minutes of this meeting. Members are encouraged to share issues with Rafael and attend the monthly meetings.

Enforcement Committee: Clare Conley. A report has been received.

Old Business:

Complaint Process. Document was circulated and no changes were suggested. Process was unanimously approved by the Board. As of this date, all further complaints must use the template and be submitted in writing so that the Board can handle them efficiently.

Package Process: Concerns about this policy were raised by some owners. Luis Lozano suggested a modification to the policy that we will get approval from all owners for placing packages in their units at the front entrance only when they are out of town. Those owners who will not allow such entrance to their units will be required to retrieve them within one week or the packages will be returned. Any large items requiring delivery will be rejected for receipt if the owner has not

made specific handling arrangements with a shipping company and notified the front desk. The modified policy will be sent out with these minutes and be approved at the next meeting.

Uniforms:

Uniforms have been received and will shortly be distributed to the staff.

Failed WEBPASS installations:

All have been repaired by WEBPASS at their expense.

Homeowner Communication:

Comments and questions were entertained.

Next board meeting will be held February 17, 2023 at 9 am.

Adjournment:

There being no further business, the meeting was adjourned at 10:40 pm.

Elizabeth Hammond, Secretary

Date