

Coronado Shores Condominium Association #9
BOARD OF DIRECTORS
MEETING MINUTES
July 21, 2023

Directors Present:

David Zacharias, President
Luis Lozano, Treasurer
Carlos Atri, Board Member
Elizabeth Hammond and Irene Pedroza were absent.
A quorum was declared.

Other Present:

Rafael Estrada, Association General Manager
Jason Cardenas, ProTec
Home owners

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, June 16, 2023, approved.
Executive Meeting Minutes, June 16, 2023, approved.
Financial Report, June 30, 2023.

Property Audit Photo Report:

Jason Cardenas from ProTec indicated which building structures and systems need immediate attention. The HOA is up-grading the fire system. In addition to the many needed repairs, Jason suggested we purchase materials and equipment through a wholesale retailer to save money and time wasted on Home Depot trips. The photo report will be made available on BuildingLink for Owners' review. ProTec is in process of compiling an inventory of equipment and systems for projected maintenance, repair and/or replacement over time. This information will be critical to the preparation of the reserve study due in 2024 and any assessments due in 2024 and beyond. The hope is that over a, say a 10-year period, the HOA will be well reserved.

Delinquencies:

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

Financial Report:

Reserves are currently at \$1.4 million and the Board is looking at different options to review the reserves in an effort to assure sufficiency in the long term. The current cash flow system is in need of simplification for a clearer understanding.

SDG&E continues to stonewall the HOA's letter demanding compensation for the over-billing in 2021. The Board is prepared to file a complaint with the Public Utility Commission and ultimately file a lawsuit should the over-billing not be resolved.

Landscape Committee:

There are ongoing efforts to prohibit pets from walking and relieving themselves on the small grass island in front of the building to make it more aesthetically pleasing according to Pat Boer's report.

Remodel Committee:

A Town Hall meeting is to be held on August 2, 2023, at the Coronado Community Center across the Strand for a Schematics Presentation in order to obtain additional comments and ideas on the designs from the Condo Owners. A second town-hall meeting will take place on August 29, 2023, to present the final drawings (60% complete) and the fixed price (assessments). The owners will be asked to vote on the final design and the assessment shortly thereafter. An asbestos check was performed on the areas to be affected by the remodel and results will be in on Monday July 24, 2023.

Schindler Elevator:

Schindler is scheduled to install the new call button for front desk staff on Tuesday July 25, 2023. A state elevator inspection will also be scheduled in the near future.

Manager's Report:

In order to better understand how the elevators are failing constantly, the association manager is looking into installing two additional cameras inside the elevator caps. The fire sprinkler heads with deficiencies will be taken care of by Symmons Fire Protection after the summer, each owner is responsible for the cost and will receive a bill after the work has been completed. There is ongoing effort to locate the leaks in the 09 stack which seemed to be coming from the kitchen lines in unit 509. Board president David Zacharias announced that a photo inspection of all sewer lines within the walls adjacent to the residential hallways prior to a remodel would be required as a pre-cautionary measure.

Roof Maintenance Proposal:

The association received a roof maintenance proposal on behalf of the Roof Doctor with the suggested plan that could cost \$10,000 annually, or a plan that would cost \$76,000 along with a 10-year warranty. General manager Rafael Estrada will speak with Jason Cardenas to discuss which is the recommended course best for our building.

Rule Amendments and Adoptions:

The scheduled amendments to the rules and regulations for the building residents as well as the contractor requirements has been tabled until the next board meeting in August.

Summer Contractor Work Request:

One owner requested for continuation of work in their unit during the summer months which was denied by the board.

Homeowner Communication:

Comments and questions were entertained.

Next board meeting will be held August 18, 2023 at 9 am.

Adjournment:

There being no further business, the meeting was adjourned at 10:35 am.

Rafael Estrada

Date