

# Coronado Shores Condominium Association #9

## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES July 19, 2024

### Directors Present:

David Zacharias, President  
Carlos Atri, Vice President  
Luis Lozano, Treasurer  
Cheryl Mahoney, Secretary  
Ken Storum, Director at Large (by Zoom)

### Others Present:

Michael Sabella, General Manager  
Rafael Estrada, Assistant General Manager  
12 Homeowners

### Call To Order:

A meeting of the Board of Directors of Coronado Shores Condominium Association #9 was called to order by Board President, David Zacharias at 11:04am, on Friday, July 19, 2024, in the conference room located at 1820 Avenida del Mundo, Coronado California.

### Consent Agenda:

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

- Executive Session Board Minutes 6/4/2024
- Open Session Board Meeting Minutes 6/4/2024

### President's Report & Executive Session Summary:

David Zacharias noted that a Water Loss Damage letter was sent to all homeowners on July 15, 2024, created by counsel, to clarify the current governing documents. This is regarding who is financially responsible for water loss damage in their unit.

There are currently no new contracts to be discussed or reviewed.

Discussion of the final phase was held reviewing the changes to be adopted to the El Mirador Rules and Regulations. The board needs to review prior to final distribution to homeowners.

### Treasurer's Report – David Zacharias

Mr. Zacharias presented a summary of May and June's budget financials.

	<u>May</u>	<u>June</u>	<u>YTD June</u>
Net Income (loss)	(\$22,056)	\$25,259	(\$5,649)

The major variance was in Maintenance (\$30,000 greater than budget in May, \$4,000 in June, and \$83,000 greater YTD). Mr. Zacharias advised that Maintenance is difficult to project/control due to the emergency nature of most of such expenses.

Cash Reserves were \$1,162,788 on June 30, net of \$200,000 loans to Operations and the non-payment of the monthly \$37,000 for April-June (3 months). The Special Assessment will determine the amount owed to Reserves.

### **Delinquencies**

Luis Lozano stated that there are currently no liens or delinquencies of homeowner dues.

### **Contract Negotiations:** - David Zacharias

Spalling Contract - Hamilton Pacific presented a proposal dated April 19, 2024, RE: Coronado Shores El Mirador Tower 5 Year Maintenance Program. It includes surveying, spall repair, painting, and sealant inspection for a total cost of \$155,000 over five years.

### El Mirador Roof

A roofing consultant is being hired from Tremko Roofing to create an RFP and start the bidding process to assess the work and costs related to a full roof replacement.

### Fire Engines

David is discussing with the Board of Directors and building management current bids for the fire engine(s) project. Further discussion with a fire engine expert is required.

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

#### **Landscape Committee** - Patricia Boer

Refer to Patricia's submitted report.

#### **Beachclub Committee** Theresa Abboud

Refer to Theresa's submitted report.

### **L & R Committee Reports:** Cheryl Mahoney

PowerFlex EV + Charging Stations update. Legal is in the process of reviewing the PowerFlex and SDG&E contracts.

The motion was made and carried to accept the 2023 Audit.

Access Control, Discussion, Action - Motion was made and carried to approve the Safe & Sound proposal NTE, \$130,000 to be implemented after Labor Day.

Next general meeting is scheduled for 2:00pm Thursday, August 22, 2024

### **Other Business:**

A new Keylock system has been installed.

David has received and is reviewing three bids on the water leak detection project.

The investigation into the thorough examination of the pipelines previously lined by Easy Flow is ongoing. A consultant was hired and has conducted this examination. However, the report was not available at the Board meeting. It was determined that the lined pipes cannot be relined, and further discussions will address the Easy Flow warranty.

Angle Stops and Hoses ACCO Engineering has been hired to conduct the work necessary to replace angle stop and hoses in each unit as verified by the original onsite audit. This work will commence after Labor Day. Each unit owner will be notified individually, in writing, what work is required in their unit and the costs associated with the work and the acceptance of the liability by the owner for work performed.

### **Personnel**

A workplace violence prevention program was developed and reviewed by the BOD. A motion was made by Cheryl Mahoney, seconded by Ken Storum to approve this plan. Motion passed unanimously.

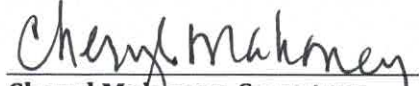
**Homeowner Open Forum**

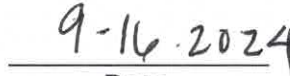
It was brought to the attention of the Board, that several homeowners would like the exterior window washing to resume to four times a year vs. the ratification at the last board meeting to 3 x a year.

**Next Board Meeting**

**August 16, 2024**

**Adjournment: There being no further business to come before the Board; the meeting was adjourned by a motion passed unanimously at 11:59am.**

  
Cheryl Mahoney, Secretary

  
Date