

CORONADO SHORES CONDOMINIUM ASSOCIATION #9

1820 Avenida Del Mundo, Coronado, CA 92118

Open Session Board Meeting Minutes January 17, 2025 at 11:00 a.m.

Conference room & Via Zoom

1820 Avenida Del Mundo, Coronado, CA 92118

Directors Present:

David Zacharias - President
Cheryl Mahoney - Secretary
Ken Storum - Member at Large

Directors Absent:

Carlos Atri - Vice President
Luis Lozano - Treasurer

Management Present:

Cindy Collins, PCAM - General Manager
Rafael Estrada - Assistant General Manager

The meeting was called to order at 11:00 a.m. by Board President David Zacharias upon confirmation of a quorum of the Board in attendance.

Executive Session Announcement

The Board of Directors met in Executive Session before the Open Session meeting and discussed some, or all, of the items related to the following: (1) approval of Executive Session minutes; (2) matters relating to the formation of contracts with third parties; (3) litigation or potential litigation (4) member delinquency, including payment plan requests; (5) personnel matters/member discipline.

Presidents Report – The Board President David Zacharias provided an update of ongoing projects; replacement of the two fire engines, the failing booster pump panel, installation of leak detection devices, and replacement of angle stops in units.

Consent Calendar Items:

Open Session minutes of November 15, 2024:

A motion was made by Ken Storum, seconded by Cheryl Mahoney to approve the minutes for November 15, 2024 as presented. Motion carried unanimously.

November and December Financial Statements – David Zacharias presented an update on the current financial status of the Association.

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A motion was made by Cheryl Mahoney, seconded by Ken Storum to accept the November 2024 and December 2024 financial statements to be placed on file for the year-end CPA review. Motion carried unanimously.

Lien Approval on Delinquent Account:

A motion was made by Cheryl Mahoney, seconded by Ken Storum to approve filing a lien on delinquent account #484702 in compliance with the Association's Collection Policy and California Civil Code. Motion carried unanimously.

Committee Reports (if any)

- L & R Committee – Karen Zimmerman and Cheryl Mahoney provided reports
- Landscape Committee -Pat Boer provided a report and encouraged owners to submit input.

New Business:

Insurance Renewal - The renewal quote from Kirk Miller Insurance Agency, Inc. for the building's annual policy coverages and Board President David Zacharias reported on the insurance being renewed by the L&R.

A motion was made by Ken Storum, seconded by Cheryl Mahoney to approve the insurance renewal quote provided by the Kirk Miller Insurance Agency to be expended from Operating GL# 5610 for coverage policies to renew on February 1, 2025. Motion carried unanimously.

Architectural Applications – Ratifications

- a. Unit #505 – approved by the Architectural Review Committee
- b. Unit #1607 – approved by the Architectural Review Committee

A motion was made by Cheryl Mahoney, seconded by Ken Storum to vote to ratify the approvals for Units #505 & 1607 as submitted. Motion carried unanimously.

- c. Unit #107 – installation of sliding windows in the existing location as submitted.

A motion was made by Ken Storum, seconded by Cheryl Mahoney to approve for the sliding window installation as proposed in the existing location for Unit #107 as submitted. Motion carried unanimously.

- d. Unit #109 – owner requested waiver of the architectural submittal and deposit fees for replacement of window.

A motion was made by David Zacharias seconded by Cheryl Mahoney to deny the fee and deposit fee waiver request from the owner of Unit #109. Motion carried unanimously.

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Unfinished Business:

The Board reviewed the Architectural Rules Revision for Remodels presented and agreed to send out to the membership for the required 28-day review upon receipt from Cheryl Mahoney of the final draft version.


A motion was made by Cheryl Mahoney, seconded by Ken Storum remove the three (3) foot allowance for vehicles to extend past the pillars/columns in the parking garage, requiring all vehicles to be completely within their designated parking space. Motion carried unanimously.

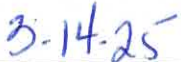
Open Forum

There were five (5) owners present in person at the meeting and four (4) present via Zoom. Discussions involved activities and improvements under consideration at the L&R in regards to access systems, possible relocation of the gym and general inquiries about the financials statements and collection and expenditures of the special assessment funds.

Adjournment

Having no further business to come before the Board of Directors, the Open Session meeting was adjourned at 12:53 p.m. and the Board reconvened into Executive Session to conclude unfinished business from the 9:00 a.m. meeting. The next Board Meeting will be held on March 14, 2025 the same day as the Annual Meeting.


Cheryl Mahoney, Secretary


Date