

# Coronado Shores Condominium Association #9

## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES November 15, 2024

### Directors Present:

David Zacharias, President  
Carlos Atri, Vice President  
Luis Lozano, Treasurer (By Zoom)  
Cheryl Mahoney, Secretary  
Ken Storum, Member At Large (By Zoom)

### Others Present:

Rafael Estrada, Assistant General Manager  
18 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 11:06am, on Friday, November 15, 2024, in the conference room located at 1820 Avenida del Mundo, Coronado California.

### Consent Agenda:

Upon a motion duly made, seconded, and carried by the Board of Directors, the following consent agenda item was approved:

- Open Session Board Minutes October 18, 2024

### President's Report & Executive Session Summary: - David Zacharias

#### Architectural Committee

The architectural rules are pending as a final draft of the new rules needs to be completed and submitted to homeowners for the 28-day comment period. The final draft is to be completed by Rafael Estrada and Rudy Sanchez.

The architectural charter was approved in the October Board meeting. David will be discussing a proposal that we use Linus Harth from Ideate Design Build to approve architectural applications moving forward. To be discussed at the next regularly scheduled Board meeting.

#### EV Parking and Electrical Outlet Requests

Global Power visited on 10-29-24 to begin an analysis of EV Parking and Electrical Outlet Requests. This will help in figuring out if more outlets can be added. The Board along with Legal Counsel is discussing what fees could or should be charged per EV Outlet parking spot.

#### Rental Rule change

At a previous meeting, the Board passed a motion to implement a \$150 fee for owners engaging in rentals, whether long-term or short-term. This fee is intended to offset wear and tear on the common areas and cover associated administrative costs. Following the required 28-day comment period, this policy is now formally adopted

### Reminder about shopping carts

A reminder to all homeowners and tenants about shopping and luggage carts. Please return them to the lobby storage area where you originally got them. Do not leave them outside your unit door, or on your floor by the elevator doors.

### Garage Storage remodel or new build.

Reminder that a request form must be given to the Architectural Committee for approval, prior to commencement of work on all storage unit remodels or a new storage unit build.

The Coronado Fire Department will be conducting an inspection of our parking garages to ensure that sprinkler heads are not erroneously covered by storage units and that the sprinkler heads are in good working order.

### Search for a new General Manager

Cheryl Mahoney and David Zacharias are chairing a committee to search for a new General Manager.

### Board Meetings

A motion was made, seconded and passed unanimously, that El Mirador Board meetings will be held every second month of the year. The next meeting will be held January 17, 2025.

### **Financial Reports** – David Zacharias

David presented the financial report for the month-to-date (“MTD”) and year-to-date (“YTD”) ending October 31, 2024. He indicated that the MTD income of \$42,352 was significantly due to late fees of \$34,475; the YTD net income of \$3.1 million should be operationally adjusted due to \$3.0 million Special Assessment, \$84,000 accounting adjustment, \$57,000 late fees and \$52,000 interest income. The YTD operational loss is about \$90,000 primarily due to maintenance items (plumbing, elevator repairs, fire extinguisher certification).

All required 2024 payments to Reserves through October have been paid.

Motion: A motion was made, seconded, and carried by the Board of Directors to pass the October financials. Motion passed unanimously. A full reserve report will be given at the next regularly scheduled board meeting.

### **Delinquencies:**

Delinquencies greater than 90 days amounted to \$199,770 with one account (\$30,262) moving into the “Certified Pre-lien Notice status. Most of such past dues relate to the Special Assessment.

### **Project Status Updates:** - David Zacharias

#### Fire Engines/Pumps Project

Analysis of three Request for Proposals for the Fire Engine project was conducted, and a contract was executed with Western Fire Protection to replace the two obsolete fire engines, pumps, fuel tanks and fuel lines. The ordering of the engines and related equipment will cause a lag time of up to 24 weeks, which will put the project completion well into 2025.

#### Aware Sensor -Water Leak Detection System Project

1152 sensors are to be installed prior to December 25<sup>th</sup>.



Roof Pipe Project

Pipetrades has been hired to repair the corroded 5-inch copper water line that feeds water from the City of Coronado to the boiler and water-cooling tower found on the roof. This repair will require a building wide water shut off the day after Thanksgiving and one more day in December. Project has been scheduled for completion in December.

Angle Stop/Hose Replacement Project

The angle stop/hose replacement project is 50% complete. It was stopped due to the Pipetrades corrosion pipe replacement issue. This project will resume shortly. He stated that about 100 units had been identified for change-outs, about 50 gave the HOA approval to make the changes, and about 50% of those have been changed. He reminded all that the owners of those units that need changing and did not give the HOA permission to do so are assuming significant liability. The owners of these 50 units will be notified to encourage them to approve a scheduled change.

HVAC System

The consultant that has been working on this project has decided that an investigation into the capacity must be conducted prior to analysis of RFP's.

Roof Update

The consultant is seeking specs from 2 manufacturers to complete a proposal for repair or replacement of the roof.

Pipelining Assessment Report

David, Elizabeth French, and a Supervisor from Easy Flow met to continue to identify the most critical issues that have arisen from this former pipe project. A second meeting will be held November 18<sup>th</sup>, 2024. An update will be presented at the next regularly scheduled Board meeting.

EasyFlow (pipelining project)

David reported that negotiations are taking place with a major issue being the storm drains s they were not done.

**El Mirador Building Committee Reports:**

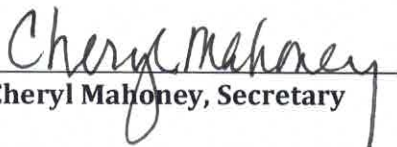
L & R President's Report – Cheryl Mahoney


The Beachclub flooring project should be completed on time. The landscaping in the El Mirador, El Camino, El Encanto entrance area is being reviewed for updates. Resumes are being accepted for the position of President of L & R Board of Directors.

**Next Board Meeting**

**January 17, 2025**

**Adjournment: There being no further business to come before the Board; the meeting was adjourned by a motion passed unanimously at 12:11pm.**

  
Cheryl Mahoney, Secretary

  
Date