

Coronado Shores Condominium Association #9

MINUTES OF MEETING BOARD OF DIRECTORS

JUNE 19, 2014

A meeting of the Board of Directors of the Coronado Shores Condominium Association #9 was called to order by President Hal Aronson at 9:00 A.M. on Thursday, June 19, 2014, in the activities room located at 1820 Avenida Del Mundo, Coronado, CA, 92118.

Directors Present: Hal Aronson, President
Bob Hendricks, Vice President
Gail Adams, Secretary
Sue Welch, Treasurer
Lloyd Sauter, Member

Also Present: Interested Owners (sign-in sheet attached to original minutes)
Karen Oyanguren, General Manager, EBMC

OPEN TIME FOR OWNERS

An owner requested additional information about the Terrace area usage rules. The Board indicated that the issue had been reviewed with the association attorney several times and ultimately the wording had been decided based on the legal counsel advice.

CONSENT AGENDA

Upon motion duly made, seconded and carried, the following Consent Agenda items were approved:

May 22, 2014, Board of Directors Meeting Minutes and Executive Session minutes
May 31, 2014, Financial Statement (accepted and placed on file for audit)

FINANCIAL ISSUES

Financial Report: Management had prepared a summary sheet listing various line item categories that were over budget for the month and year to date. Management was requested to provide additional information on those categories for the next Board meeting.

Reserve Study Update proposals: Proposals reviewed for the reserve study update without a site inspection (required every three years) were from Hartmann, Inc. (\$450), Sonnenberg & Company (\$450) and McCaffery Reserve Consulting (\$325). Upon motion made, seconded and carried, the Board approved Hartmann, Inc. to prepare the reserve study update.

Delinquent Accounts: As of May 31, 2014, the receivables totaled \$4,443. A status report on collection matters will be discussed in Executive Session.

OTHER BUSINESS

Violation Hearing: Having received no response to the written violation notices, there was a motion made, seconded and carried to impose a monetary penalty of \$100. Furthermore, should the same violation continue, a monetary penalty of \$200 per incident will be imposed. (APN 537-690-28-27)

EL MIRADOR BUILDING COMMITTEE REPORTS

Insurance Committee: Mike Dabbar attended the L & R Insurance Sub-Committee meeting on June 17, 2014 to review employee health insurance coverage proposals. The insurance cooperative voted to renew coverage with the current provider, Sharp Health Plan, on August 1, 2014 at a 5% increase in the annual premium.

Landscape Committee: Sandy Strickland reported that the committee had met with the Buena Vista Landscaping Company designer on a few occasions. Since some material and plant selections are pending, a contract has not been finalized. Therefore, any modifications to the entry will be delayed until September.

Hallway Renovation Project: Gail Adams reported that the Board had decided to reduce the amount of tile used; only the four corner units (02; 04; 07 and 09) on each floor will have a tiled entry. However, it was noted that the cost of the carpet is higher than the tile.

Special Assessment Ballot: Jim Strickland and Mike Dabbar tallied the 89 ballots and announced there were 44 votes in favor of the \$1.5 million special assessment but **45 opposed**. Therefore, the funds were **not** approved for the hallway renovation project.

Because the vote was so closely split, the Board will hold a Special Meeting on Friday, June 27, 2014 to discuss the next step.

OTHER COMMITTEE REPORTS

L & R Landscape Sub-Committee: Due to the absence of a building representative, General Manager, Karen Oyanguren, attended the property inspection and meeting. The sub-committee discussed the issue if the large Corral tree that split and had to be removed from the northeast section of lawn behind El Mirador. Although the Board preferred that the tree should not be replaced at this time, the Landscape Sub-Committee indicated policy dictates tree replacement with the same size and type in the same general vicinity. The Landscape Sub-Committee would like to work with El Mirador representatives to replace the tree.

L & R Committee and Facilities Sub-Committee: Gail Adams reported that the Facilities Sub-Committee will focus on water conservation methods. The Health Club renovation plans have not yet been reviewed.

Beach Club Committee: Therese Abboud submitted a written report of the June 16, 2014 meeting. There will NOT be a band on Friday, July 4th. Instead, the summer party will be July 5th with a band and Rubio's catering. A fashion show is scheduled for August 14th beginning at 4:30 PM.

NEW BUSINESS

Electric Vehicle Charging Stations: Mike Dabbar has agreed to assist as an Ad Hoc Committee member regarding electric vehicle charging stations. Heidi Krantz, representative of NRG Evgo will be evaluating the Verizon cell service signal in the garages that will be required for the individual charging stations. The backbone will initially provide Level Two charging stations to seven (7) individual parking spaces. The installation cost for the hub is approximately \$14,942 of which the building would pay half. Service may be expanded to fourteen (14) subscribers at an additional cost.

High Speed Internet Service: General Manager, Karen Oyanguren, reported that letters had been sent to the appropriate DISH Network representatives informing them of the intention to permit Webpass access to the building to provide high speed (100 mbps) internet service. Personal telephone conversations with two DISH Network representatives were also conducted. Furthermore, La Playa, Cabrillo, La Princesa, Las Flores and La Perla have already allowed Webpass access to those buildings. Therefore, hearing no objections from DISH Network, it was moved, seconded and carried to sign the authorization form allowing Webpass access to El Mirador.

Rules and Regulations: The revised El Mirador rules and regulations, along with the Landscape and Recreation Committee rules were mailed to all owners in early May. Owners were informed of the rules changes and provided more than the minimum thirty (30) day review period. Therefore, upon motion duly made, seconded and carried, the Board adopted the revised Rules and Regulations effective immediately.

Monitoring Service: Activities within and around the building will be monitored in order to determine whether or not additional coverage will be needed to help enforce rules and regulations during the summer. Directors Welch and Adams agreed to evaluate requirements.

Elevator Control Switch: It was reported that the installation of the elevator control switch should be completed by early July. Residents will need to utilize their key fob or ID card to access the elevators at all times. All others will need to check in at the front desk to be allowed access.

Certified Fire Pump Tester: Karen Oyanguren reported that the State Fire Marshal requires a certification to perform and log the weekly fire pump test. The San Diego Building Engineers Association

provides this training and test. Upon motion duly made, seconded and carried, the Board authorized the expense (\$170) and attendance for Tony Aloniz to obtain certification to be renewed every three years.

Workers Comp Audit: Karen Oyanguren reported that the 2013 workers comp audit resulted in a premium refund of \$397.

FUTURE MEETINGS

Board meetings are normally scheduled for the third Thursday of the month at 9 AM in the activities/meeting room.

A *special* Board of Directors meeting will be held on Friday, June 27, 2014 starting at 9 AM in the association activities/meeting room to discuss a survey pertaining to the special assessment ballot.

Future meetings shall be determined as needed.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned into an Executive Session to discuss third party contracts, personnel matters and collection of delinquent accounts.

Karen Oyanguren, Recording Secretary