

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

AUGUST 21, 2014

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)
Jay Kacirk, Senior Vice President, EBMC
Karen Oyanguren, General Manager, EBMC

OPEN TIME FOR OWNERS

An owner submitted a written request to the Board asking for a more efficient method of facilitating water damage issues between unit owners.

FINANCIAL ISSUES

Financial Report Correction: Management noted that a prior balance of \$9,050 had been carried over on the balance sheet from the prior accounting company. This amount represents several years of Architectural Modification and Remodeling Fees that should have been booked as an asset, not a liability. The Audit Committee has advised that this correction be implemented. Therefore, upon motion duly made, seconded and carried unanimously, the Board approved the transfer of \$9,050 from the Renovation Deposit account to the ARC Review Fee account.

2015 Proposed Budget: Management has started work preparing the 2015 proposed budget. The Audit Committee offered to review the proposed budget and submit a recommendation to the Board.

Annual Financial Review or Audit: Proposals for both an audit and a financial review were received from three companies and reviewed by the Audit Committee who discussed the differences in the scope of work performed under each category. The Committee will make a recommendation to the Board prior to the calendar year-end.

Delinquent Accounts: As of August 21, 2014, the receivables totaled \$8,699. A status report on collection matters will be discussed in Executive Session.

OTHER BUSINESS

Violation Hearing: Discussion took place regarding the scheduling of two moving/delivery trucks on a weekend which is in violation of the Rules and Regulations. Upon motion made, seconded and carried, the proposed \$100 monetary penalty was imposed. (APN 537-690-28-27)

Violation Hearing: The Board reviewed a written response from the owner regarding the frequent violation of leaving the unit door open and items in the hallway. Upon motion made, seconded and carried, with Director Adams abstaining, the proposed monetary penalty of \$100 was imposed. (APN 537-690-29-34)

Violation Hearing: discussion took place regarding a situation involving an unattended dog. Upon motion made, seconded and carried, the proposed immediate monetary penalty of \$100 was imposed. (APN 537-690-28-68)

EL MIRADOR BUILDING COMMITTEE REPORTS

Landscape Committee: Sandy Strickland reported that plants and materials have been selected. Buena Vista Landscaping will begin the entry area renovation by early October. The maintenance service contract (\$270 month) includes the terrace plants and provides for weekly visits. Upon motion duly made, seconded and carried over the opposition of Directors Sauter and Adams, the contracts were approved and signed.

Hallway Renovation Project: Of the 107 Opinion Surveys returned, Gail Adams reported that the majority (58) preferred a two-year payment plan, rather than pay in full (33). After reviewing the feedback submitted (62), and upon motion made, seconded and carried, the Board will work towards amending the scope of work in order to reduce the overall expense.

OTHER COMMITTEE REPORTS

L & R Landscape Sub-Committee: Due to the absence of a building representative, General Manager Karen Oyanguren will facilitate a meeting with the Landscape Sub-Committee on Trees to discuss the possible replacement of the large corral tree that split and had to be removed from the northeast section of lawn behind El Mirador.

L & R Committee and Facilities Sub-Committee: Gail Adams reported that the Health Club will be closed after Labor Day; however, the City of Coronado will offer Shores residents a reasonable rate. Renovation is estimated to take about 135 working days. Although not all equipment will be replaced, approximately \$109,000 will be spent on new equipment.

Beach Club Committee: A written report from Therese Abboud indicated that additional seating as well as a portable bar is under consideration.

Enforcement Committee: John Dehler submitted a written report of the meeting held on July 25, 2014. Effective September 2, 2014, a \$200 parking permit fee per job will be charged to contractors performing permit-type remodeling work. The fee will be used towards street maintenance.

NEW BUSINESS

Water Leaks and Damage Responsibility: Management was tasked to investigate all aspects of this matter and also was authorized to obtain legal advice regarding a Board policy resolution and/or a proposed amendment to the CC&R's.

Electric Vehicle Charging Stations: Mike Dabbar reviewed the information obtained thus far from the two firms being considered. Heidi Krantz, representative of NRG Evgo, has submitted a contract for the Board to review. Management was authorized to continue researching the matter.

High Speed Internet Service: General Manager Karen Oyanguren reported that Webpass high speed (100 mbps) internet service is now available to residents at a cost of \$55 per month.

Lobby and Stairway Carpet: The carpet in the lobby landings and stairs will be replaced in the near future. Furthermore, the carpeting will be cleaned and repaired as needed on each of the fifteen floors.

FUTURE MEETINGS

Board meetings are normally held the third Thursday of the month at 9 A.M. in the activities/meeting room. Therefore, unless otherwise announced, future meetings are scheduled for Thursday, September 18, 2014, and Thursday, October 16, 2014.