

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

MAY 21, 2015

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

Also Present: Interested Owners (sign-in sheet attached to original minutes)
Jim Murrey, District Manager, Eugene Burger Management
Karen Oyanguren, General Manager, Eugene Burger Management

INTRODUCTIONS

Jim Murrey was introduced as the new San Diego District Manager at EBMC who has replaced Jay Kircirk. Jay has been promoted to Senior Vice President of Property and Asset Management and is relocating to northern California primarily working out of the Novato office.

OPEN TIME FOR OWNERS

No individual matters were brought before the Board.

FINANCIAL ISSUES

Excess Operating Income: As approved by the Board and members at the Annual Meeting, excess operating funds of \$85,731.96 were distributed to the various reserve categories which will be reflected on the May financial statement.

Reserve Study: An on-site inspection report is required to be prepared every three years. Estimates ranging from \$1,099 to \$3,400 were reviewed. Upon motion duly made, seconded and carried, Hartmann Inc. (\$2,100) was selected. It was noted that, historically, the Association has funded reserves at the 40-50% level. Management advised that a funding level of approximately 60-70% is considered to be a fiscally healthy association.

Investment Recommendation: Morgan Stanley Smith Barney representative, David Lynn, submitted a recommendation to continue renewing the CD's through 2017. It was noted that \$147,000 remains liquid in addition to the monthly deposit of \$19,500. Furthermore, \$227,000 remains liquid in the money market operating account at the Bank of Internet.

Delinquent Accounts: On April 30, 2015, the accounts receivable totaled approximately \$12,026.

EL MIRADOR BUILDING COMMITTEE REPORTS

Landscape Committee: Sandy Strickland requested that she be informed of any small projects needed around the building so she can submit those to the L & R Landscape Sub Committee. Due to the drought conditions, every effort to conserve water is being considered. Goals to convert 25% of the irrigation system to drip and removing 25% of turf have been established. Building Managers are requested to evaluate interior water consumption and implement conservation goals.

Design Committee: Management reported that work on the prototype (Unit #506) has ceased until the entry tile walk off is reconsidered. Although a plank type tile was preferred, a more cost effective option would be modular tile. The savings is estimated to be between \$40,000 and \$50,000. Upon seeing samples, it was moved, seconded and carried to substitute the plank tile with modular tile.

Karen Oyanguren explained that, of the four general contractors originally requested to submit proposals, only three responded; therefore, another contractor was sent the Request for Proposal documentation. Following a thorough and complete comparison of each line item category along with a general review of the details and information submitted by the four contractors, the designer and manager individually concluded to recommend the same contractor. However, due to the modification in the scope of work (tile entry) decided at this meeting, all contractors will be informed

and requested to submit a revised proposal. It is expected that a final recommendation will be presented at the June Board meeting.

OTHER COMMITTEE REPORTS

Insurance Committee: Mike Dabbar reported that the Insurance Committee obtained an adjustment to the employee's Health Insurance policy term to coincide with the calendar year end. Therefore, the Insurance Committee will meet in October, open enrollment will be held in December and the policy will renew on January 1, 2016. The current rates remain effective until January 1, 2016.

Enforcement Committee: John Dehler submitted a written report stating that (1) the main sewer line (2300 ft. of 10" pipe) was inspected by camera and several areas of built-up silt were removed (\$2,360); and (2) due to water restrictions, a contract (\$425 per month) to blow and vacuum sweep the roadways weekly was substituted instead of power washing.

L & R Committee: Gail Adams reported the following:

- Health Club operating hours will be extended – now open from 6 A.M. to 9 P.M. daily.
- The Roeder Pool bathroom renovations were completed; however, there were several issues with the contractor who was the lowest bidder.
- The matter about relocating the bus stop to across the street was sent back to the buildings. Upon motion duly made, seconded and carried, the Board of Directors voted to retain the bus stop at the current location.
- Due to the resignation of the General Manager, a search committee was appointed. A consultant was hired to review approximately 30 resumes. The top three candidates were interviewed and discussions are in progress with the primary candidate.

Recreation Committee: To celebrate Coronado's 125th Anniversary, the suggested activity would be to create a replica of "Tent City" on the La Perla lawn with children's games on July 18th between 1 P.M. to 4 P.M. It would require several volunteers, each for about a three-hour shift for each tent. Funding, or sponsors, is also needed to cover the costs.

Beach Club Committee: Therese Abboud submitted a written report. Game night is scheduled for June 18th. On July 18th, a cocktail party (6 to 9 P.M.) is being planned as a follow up to the "Tent City" honoring Coronado's 125th Anniversary. On August 13th, a fashion show is scheduled.

Safety/Enforcement Task Force: The mission statement of the ad hoc committee is "to develop a written policy of fair and consistent enforcement of and adherence to the rules and regulations and the policies at the Shores that will provide overall safety and well-being of those living, working, visiting, or passing through our Community and its adjacent surroundings."

Board members objected that protocol was breached by not having a building representative selected by the Board.

NEW BUSINESS

Additional Personnel: In the past, the Board has expressed some concerns about the need for additional patrols and/or staffing to help inform residents of the community guidelines and maintain a safe environment both inside and outside around the building. Following a lengthy discussion, and upon motion made, seconded and carried, the Board authorized Management not to exceed \$1,000 total in discretionary funds as needed for additional staffing during July and August.

Proposed Rule Changes - Parking: Management reported that the attorney is finalizing the guidelines, requirements and forms for the use of the **Electric Car Charging Stations**. Other parking issues to be considered include the guidelines for the **Annual Parking Space Lottery and guidelines for Individual Parking Space Rentals**.

GENERAL INFORMATION

Management reported some of the second quarter building maintenance items as follows:

- All (6) backflows inspected and repairs estimated (\$570-\$1,280).
- Boiler Leak: estimates (\$11,061 to \$16,670) to replace (95) tubes were obtained. Cost of \$11,061 to be expensed from Mechanical/Plumbing Reserve.
- Water Tank: interior of water tank inspected. Repairs needed with cost estimate to follow.
- Fire Sprinkler System: stand pipes and flow switches tested and certified by Metro Fire (\$895).
- Five Year Fire System Inspection: implement repairs and replacements to correct deficiencies as noted. Estimated cost of \$8,684 not including water storage tank.
- Fire Marshall Inspection: Battalion Chief, Bill Modeen, conducted an unscheduled inspection. All requests for minor corrections were performed.
- Terrace Surface: inspection to be performed. Maintenance required includes crack repairs, clear coat surface and any other recommendations as made by the material manufacturer.
- Terrace Light Fixtures: obtain cost estimates to replace the existing light fixtures with LED fiberglass or resin fixtures.

FUTURE MEETINGS

Board meetings are normally held at 9 A.M. on the third Thursday of the month. Therefore, unless otherwise announced, upcoming meetings are scheduled for June 18, July 16 and August 20, 2015.