

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

MARCH 17, 2016

Directors Present: Sue Welch, President
Bob Hendricks, Vice President
Gail Adams, Secretary (via conference call)
Laury Graves, Director
Lloyd Sauter, Member

Also Present: Interested Owners (sign-in sheet attached to original minutes)
Charlotte Jensen and Lauren Zinn, Charlotte Jensen & Associates
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

OPEN TIME FOR OWNERS

There were no issues mentioned by those in attendance.

FINANCIAL ISSUES

Ad Hoc Reserve Study Committee Report: Chair Glenn Welch reported that the committee met to review the site inspection report along with cost estimates from civil engineer John van Blerck. Of particular interest was the estimate of \$1.5 million to replace and/or reline the drain lines.

The committee particularly noted that the JVB report estimated replacement and/or epoxy lining of the drain lines at \$1.5 million. Therefore, it was the recommendation of the committee to seek an immediate special assessment to be paid in full, rather than over time. Following discussion, it was moved, seconded and unanimously agreed to seek approval of a \$1.5 million special assessment.

Delinquent Accounts: Accounts receivable totaled \$21,713 on February 29, 2016.

Impending Liens: Upon motion duly made, seconded and unanimously approved, the Board authorized liens to be filed against APN 537-690-29-65 and APN 537-690-29-66 if the accounts are not brought current within the timeframe specified in the Impending Lien Notices.

EL MIRADOR BUILDING COMMITTEE REPORTS

Insurance Committee: Mike Dabbar reported that the Workers Compensation coverage is due to renew on April 1, 2016. Proposals from five brokers were reviewed and, by unanimous decision, the Everest National Insurance policy, represented by Wateridge Insurance Services, was selected. Based on the estimated payroll and excellent claims history, the annual premium is approximately 7% less than last year and will be either \$9,815 if paid in full or \$9,973 if paid in installments.

Landscape Committee: Sandy Strickland reported that the entry area plants were seriously impacted by weather conditions of heat followed by cold wind and rain storms. Buena Vista Landscaping has met with the committee and submitted recommendations along with cost estimates. Following discussion, it was moved, seconded and unanimously approved to authorize the committee an amount not to exceed \$3,500 for plant replacements for the entry area.

Design Committee: Charlotte Jensen reported that four contractors had been invited to bid; however, one declined. Therefore, a rating and evaluation sheet comparing the three proposals was reviewed along with cost estimates ranging from \$1,597,160 to \$2,218,926 which does not include additional costs of approximately \$919,902 for items purchased by the building or designer.

OTHER COMMITTEE REPORTS

L & R Landscape Sub-Committee: Sandy Strickland reported that Vitale Landscape, the service provider for the L & R common areas, will trim the shrub roses at the rear of the building at no cost.

L & R Committee: Gail Adams reported that the attorney appointed by the Directors and Officers insurance carrier has become familiar with the situation. Due to the fact that the MTS has declined to remove the bus stop on the Coronado Shores exit lane, it was requested that the Board of Directors

consider enjoining into litigation against the MTS. Upon motion made, seconded and unanimously carried, the Board of Directors agreed that it is opposed to filing a lawsuit against the MTS.

An insurance claim in the amount of approximately \$160,000 for storm damage to the tennis courts fencing and other common areas was filed. Repairs/replacement are on hold until the City of Coronado property lines are confirmed.

Safety/Enforcement Task Force: Karen Oyanguren reported that the Ad Hoc Committee continues to review and discuss the internal policies and procedures regarding L & R rules including ID cards, parking, enforcement and best practice recommendations for all associations.

NEW BUSINESS

Window Washing: Suspended Services, Inc. (*formerly P & T Window Washing*) submitted a new agreement containing a 9% increase (from \$5,300 to \$5,800 per service). To include the interior of the balcony glass would be \$6,500 per service; other proposals ranged from \$7,500 to \$10,600 per service. Following discussion, it was moved, seconded and unanimously carried to accept the proposal from Suspended Services to clean only the exterior windows and glass balcony sections at \$5,800 per service with the stipulation that a list of concrete spalling areas be provided.

GENERAL INFORMATION

Meeting of Board Presidents: Laury Graves will be attending a meeting of Presidents from each of the ten buildings on Friday, March 18, 2016, to discuss areas of common interest.

Garage Gates: The two upper garage gates are in the process of being re-coated by El Dorado Coatings (\$2,920) using a two-part marine epoxy. Somers Fence will remove the gates, install a temporary fence, disassemble, transport, replace small parts and reinstall for an additional charge.

LED Lighting Rebates: The lighting conversion from T-8 to LED bulbs has begun in the lower garage. Work must be completed by the end of 2016 to obtain the \$17,170 rebate to offset the cost of \$18,543.60 for material.

Water Tank Replacement: Western Fire Protection indicated that the water tank should be ready for installation by mid-April. Management will receive a schedule and common area "Fire Watch" inspections will be required around the clock (approximately 264 hours) by dedicated personnel.

FUTURE MEETINGS

The Annual Meeting of Members will begin at 10 A.M. on Saturday, March 19, 2016. A quorum of 33 1/3% (50 ballots) is needed to conduct the meeting.

The next regular Board meeting will be held on Thursday, April 21, 2016, at 9 A.M.