

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

JULY 21, 2016

Directors Present: Sue Welch, President
Bob Hendricks, Vice President
Laury Graves, Treasurer
Jon Schiff, Secretary
Lloyd Sauter, Director

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

OPEN TIME FOR OWNERS

Concerns were expressed regarding residents in beach attire and children with wet shoes and bathing suits going through the lobby area which is a violation of the rules and potentially unsafe.

SPECIAL ASSESSMENT - PAYMENT PLAN

Payment Plan Requests: Owners of seven (7) units submitted requests for scheduled payments of the special assessment. Upon motion made, seconded and unanimously carried, the various requests were approved as submitted (written requests attached to original minutes).

FINANCIAL ISSUES

Operating Account: It was noted that the prior operating account has had no activity for several months; therefore, it is recommended that the account be closed and that the remaining funds be transferred to the new operating account. Upon motion made, seconded and unanimously approved, it was agreed that the prior operating account will be closed and remaining funds transferred to the new operating account. Upon completion of this transaction, the fund transfers as previously approved will be completed.

Delinquent Accounts: Accounts receivable totaled \$7,102.39 on June 30, 2016. Subsequently, at least \$3,000 has been paid.

EL MIRADOR BUILDING COMMITTEE REPORTS

Architectural Review Committee: Hal Aronson reported that the committee had met and revised guidelines were presented for Board review. The revisions will be discussed and decided at the Special Meeting to be held on July 28, 2016.

Audit Committee: Meeting scheduled for July 27, 2016.

Landscape Committee: Laury Graves reported that the entry plants have been installed. Sandy Strickland submitted a written report.

Hallway Renovation Committee: Previously known as the Bid Review Committee chaired by Glenn Welch, the committee will schedule a meeting with White Construction within the next week.

Ad Hoc "Bulk TV" Committee: Bob Hendricks reported that the committee (Mike Dabbar, Hal Aronson and Jon Schiff) met to outline potential negotiation points. A Request for Proposal was prepared and sent to AT&T (merged with Direct TV), Charter Communications (merged with Time Warner) and current service provider, DISH Network, whose contract expires on April 1, 2017.

OTHER COMMITTEE REPORTS

L & R Landscape Sub-Committee: Sandy Strickland reported that the areas around the El Mirador building were inspected and concerns expressed by some individuals were reviewed for action.

L & R Committee: Laury Graves attended the Budget Workshop held on July 19, 2016. The proposed operating budget increase for 2017 is approximately \$5,000. The 2017 proposed Capital Replacement budget totals \$250,000 of which El Mirador is assessed 1/10th.

Jon Schiff reported about problems with the Health Club dryer. In addition, action was taken to coordinate the construction work in order to allow tennis players to use some of the courts.

L & R Beach Club: Therese Abboud submitted a written report from the meeting held on July 19, 2016. She reported on various events and activities and also noted that Matt Roehl, Assistant Manager and Event Coordinator, submitted his resignation with August 11, 2016, as his last day.

NEW BUSINESS

Electric Car Charging Stations: Since NRG EVgo is unable to fulfill its agreement, Management is working with SDG&E, "ChargePoint" and other service providers to determine the available options when a charger is required.

Request for Reasonable Accommodation: Because the rules and regulations stipulate that tenants leasing units for at least four consecutive months are permitted to have a pet, a written request for a reasonable accommodation for a therapy dog was submitted for consideration. Following discussion and upon a motion made, seconded and carried, the Board approved an exception for a one-month tenant.

GENERAL INFORMATION

SDG&E Rate Change: The new plan is referred to as "Time of Use Plus" with a goal to save approximately \$3,000 per year; however, should there be more than five (5) "Critical Use Days when the price of electricity during peak use hours is higher, the potential savings may not be realized.

Pending Projects: Other priority maintenance and repair projects, such as (a) aluminum hand railings that have peeling/bubbling finishes; (b) concrete spalling repairs; and (c) exterior painting, will have the scope of work and bid specifications prepared by JVB Construction Management. They will also submit the Request for Proposal to contractors, perform job walks, and prepare bid analyses and recommendations to review with the Board members. The total cost of \$8,725 will be apportioned to each appropriate reserve category.

FUTURE MEETINGS

There will be a special Board meeting held on Thursday, July 28, 2016, in order to meet with engineering consultant John van Blerck regarding the plumbing proposals.

Unless otherwise noted, the regular Board meetings begin at 9:00 A.M. on the third Thursday of each month. Therefore, future meetings are tentatively scheduled as follows: August 18, September 15, October 20, November 17 and December 15, 2016.