

Coronado Shores Condominium Association #9

**MINUTES OF SPECIAL MEETING
BOARD OF DIRECTORS**

AUGUST 10, 2016

A special meeting of the Board of Directors of the Coronado Shores Condominium Association #9 was called to order by President, Sue Welch at 8:00 A.M. on Wednesday, August 10, 2016, in the activities room located at 1820 Avenida Del Mundo, Coronado, California.

Directors Present: Sue Welch, President
Bob Hendricks, Vice President
Jon Schiff, Secretary
Lloyd Sauter, Member

Director Absent: Laury Graves, Treasurer

Also Present: John van Blerck, JVB Construction Management, Inc.
Tony Madureira and Tony O'Gara, AV Builder
Brian Cameron, Delta Mechanical, Inc.
Interested Owners (sign-in sheet attached to original minutes)
Karen Oyanguren, General Manager, Eugene Burger Management Corp.

PLUMBING – REVIEW REVISED PROPOSALS

Prior to the meeting, a revised proposal in the amount of \$1,942,058.40 was submitted to the Board for review. John van Blerck, JVB Construction Management, introduced Tony Madureira, President of AV Builder, and Tony O'Gara, company estimator. Also introduced was Brian Cameron of Delta Mechanical.

Following information about the companies, the process of removing and replacing the cast iron pipes was explained. Generally speaking, the work inside the unit would take approximately five days. The total project was estimated to take about seven months. Weekly job meetings will be conducted with residents being notified at least one week in advance. Staging of materials would be on the terrace and hoisted up on the exterior of the building with swing stages.

Lloyd Sauter expressed concern regarding interior surfaces and how that will be handled and who is responsible. It was agreed that a comprehensive inspection of each unit will be conducted prior to commencing work in order to determine special circumstances. The Board will obtain advice from legal counsel regarding responsibility of lateral pipes and homeowner installed upgrades.

It was noted that NuFlow America submitted a revised proposal in the amount of \$2,185,755.00 that included the lateral lines and drywall and texture repairs. Following discussion, it was moved, seconded and unanimously carried to proceed with the pipe replacement method rather than the epoxy lining.

PROPOSED PAYMENT PLANS

The Board reviewed proposed payment plans from several owners that were approved based on extending payments within 24 months.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:15 A.M.

Karen Oyanguren, Recording Secretary