

Coronado Shores Condominium Association #9
HILITES OF MEETINGS

BOARD OF DIRECTORS - DECEMBER 15, 2016

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

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

OPEN TIME FOR OWNERS

It was noted that information should be communicated to the membership as often as possible.

FINANCIAL ISSUES

Investment Recommendations: David Lynn, Morgan Stanley Smith Barney, suggested continuing to ladder the CD maturity dates on a quarterly basis. Furthermore, he suggested investing the Plumbing Special Assessment funds in short term CD's based on cash flow requirements. Upon motion made, seconded and unanimously carried, the recommendations were approved.

Special Assessment: A summary financial report will be included with the Board minutes.

Holiday Fund: Laury Graves and Jon Schiff agreed to allocate the employee bonus fund.

2017 Assessment Increase: It was noted that the assessments were increased by approximately 9% effective January 1, 2017.

Accounts Receivable: The report is included within the November financial statement.

PLUMBING PROJECT

John van Blerck reported that there were three plan check issues that the City required in order to proceed with the permit process.

Ivey Engineering inspected the copper lateral pipes and determined they were in good condition; therefore, they do not need to be replaced. The change order to the scope of work will generate a credit.

It was reported that the drywall joint compound tested positive for Chrysotile (1%-2%) and that anything over 1% asbestos content requires containment procedures to be implemented. A cost estimate has not yet been provided.

EL MIRADOR BUILDING COMMITTEE REPORTS

Hallway Renovation: Glenn Welch reported that the committee (Jim Strickland, Jon Schiff and Jake Moebus) met with designer Charlotte Jensen and Sean Mallory of White Construction to review the results of the individual inspections. Information on the conditions of each unit door, doorframe and threshold was documented with notes, photos and measurements. The inspections documented that less than half of the doors had operational smoke seals, that about two thirds have cracks or splits, typically around the hardware, and that the thresholds are the biggest challenge because many owners have modified them.

Discussing the inspection results, it was determined that a wholesale replacement of the doors and doorframes would be the most efficient and cost effective method to remedy the various issues with the original doors. The labor intensive "repair" costs would exceed the replacement cost. Therefore, the committee made the following recommendations:

1. Replace the unit doors and replace the doorframes with a "Timely" frame.
2. Consider selecting a "lighter" tone or color for the doors and side panels.

The Board appreciated the information and data driven recommendations.

Architectural Review: Hal Aronson reported that three units in the process of remodeling are awaiting drain pipe replacement. Other work includes window replacement and floor replacement due to a leak.

Landscape: Sandy Strickland reported that the building entry will have some holiday color installed. The committee has been very pleased with the services of the Mission Hills Nursery crew.

Ad Hoc "Bulk TV" Service: Bob Hendricks reported that DISH should begin work on or about January 9, 2017, to install the "Hopper" and "Joey" along with the internet that will be included within the association's bulk service contract. Bob Hendricks will draft a general informational notice.

L & R COMMITTEE REPORTS

Jon Schiff reported regarding L & R and Facilities Committee items:

1. Repair methods, including cost estimates, to stop the lagoon from leaking are under investigation.
2. Removal of three trees near the 7 and 8 tennis courts and work on the 5 and 6 tennis courts is almost completed.
3. The outside elevator at the health club is deteriorated and doesn't function.
4. The El Camino wading pool work is completed.
5. The pool gates will be replaced.
6. The security cameras are old and inferior. Replacements should be made at specific areas.

Beach Club: Therese Abboud submitted a written report from the meeting held on December 13, 2016, that summarized upcoming events. The financial report was favorable.

OTHER BUSINESS

Court Hearing - Temporary Restraining Order: The court hearing with Judge Joel Wohlfeil to rule on the homeowners' request to impose a temporary restraining order on the pipe replacement project is scheduled for today (December 15, 2016) beginning at 1:30 P.M. in Dept. C-73 of the Hall of Justice, 330 West Broadway, San Diego, California.

Plumbing Repairs: Sue Welch reported that approximately \$71,000 has been spent on plumbing and drywall repairs due to failing waste and/or vent pipes that caused leaks and/or damages to approximately 25 units causing many owners to file insurance claims or expend funds for interior and contents damage.

Plumbing Project Report: John van Blerck reported that project meetings are open to all and are normally held each Tuesday at 7:30 A.M. in the Activities Room.

1. The City of Coronado approved the plans and a permit will be issued soon.
2. A meeting with the City was recently conducted to discuss the option of using PVC or ABS pipe. Due to acoustical questions, the issue was tabled.
3. Change Order #01 in the amount of \$3,934.44 to survey and obtain core samples of the drywall from 10 terrace units to submit to lab testing for asbestos was approved on October 20, 2016. Results indicate 1-2% Chrysotile found in most of the drywall joint compound samples. The estimate to abate and obtain a clearance test in the amount of \$299,573.95 (\$2,024.15 credit to be applied where not required) was deemed necessary and approved.
4. Per Ivey Engineering, the copper laterals and traps from vanity, tub and shower drains are in excellent condition and do not require replacement; therefore, elimination of that work will result in a credit change order in the amount of \$130,925.39.

5. Current building code requires that yoke vents to connect vents be installed at or around the 5th and 10th floors. The cost to core the slab for new yoke vents totals \$59,417.58 (\$512.22 each location).
6. To access toilet waste lines concealed in the concrete slab, it will be necessary to cut/chip the concrete slab and repair the same area; however, bathroom tile flooring in some units may be impacted. The estimate for 255 toilet areas is \$83,232.41. A credit of \$326.40 each will be applied where work is not required.

NEW BUSINESS

Mixed Metal Valves: Discussion took place regarding the mixed metal valves causing discoloration of the potable water due to oxidation. Water samples will be taken from at least three locations. Further information will be provided upon obtaining test results.

Water Shut-Off Valves: Discussion took place regarding the need to consider replacing the old shut-off valves at the roof with new ball valves. Estimates to replace 100 various sized valves range from about \$39,000 to \$50,000. It was also recommended to install additional bleeder valves.

Other Pipe Repairs: Repair of a slow leak in the copper water pipe at parking space #50 will be scheduled at a cost not to exceed \$3,500 and expensed from the Mechanical/Plumbing Reserve.

Relocating four shut-off valves currently contained within a small, tightly enclosed area for easier access will be scheduled at a cost not to exceed \$3,500 and expensed from the Mechanical/Plumbing Reserve.

Special Board Meeting: The Notice of Meeting and Agenda for a Special Board Meeting to be held on Friday, December 16, 2016, beginning at 9:00 A.M. in the Activities Room had been properly posted. The main order of business is to announce results of the Court Hearing on the Temporary Restraining Order and to discuss other issues regarding the pipe replacement project.

Next Regular Board Meeting: The next regularly scheduled Board meeting will be held on Thursday, January 19, 2017, at 9:30 A.M.

SPECIAL BOARD OF DIRECTORS - DECEMBER 16, 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

The need to communicate to the owners and residents was again mentioned.

PLUMBING PROJECT

Court Hearing: Due to time constraints, the Temporary Restraining Order hearing was unable to be entirely heard; therefore, it was continued until 2:30 P.M. today, December 16, 2016.

Construction Meetings: The construction meetings are open for attendance and are usually held every Tuesday beginning at 7:30 A.M. Therefore, the next meetings will be held on Tuesday, December 20, 2016, and Tuesday, December 27, 2016.

Pipe Replacement Schedule: Tentatively, notices will need to be posted for work to begin on Monday, January 9, 2017.