

Coronado Shores Condominium Association #9

HILITES OF MEETING BOARD OF DIRECTORS

JANUARY 19, 2017

Directors Present: Sue Welch, President
Bob Hendricks, Vice President (via conference call)
Jon Schiff, Secretary
Lloyd Sauter, Director

Director Absent: Laury Graves, Treasurer

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

A written request to provide the research on pipe replacement versus other methods and cost differences was reviewed.

FINANCIAL ISSUES

Financial Review and Tax Returns: The firm of Newman and Associates, Inc. is preparing the annual year-end report and tax returns. Upon completion, the information will be presented to the Board for review prior to being mailed to the membership.

EL MIRADOR BUILDING COMMITTEE REPORTS

Architectural Review: Hal Aronson reported that three units in the process of remodeling are awaiting drain pipe replacement.

Audit Committee: Ann Hendricks submitted the minutes of the meeting held on Jan. 9, 2017.

Landscape: Sandy Strickland reported that the L & R Committee has requested that the temporary construction fencing around five parking spaces be removed off the grass area.

Ad Hoc "Bulk TV" Service: Bob Hendricks reported that DISH is on schedule with the installation of the "Hopper" and "Joey" along with the internet that will now be included within the association's bulk service contract. Hal Aronson has been assisting as the on-site contact.

Hallway Renovation: Glenn Welch summarized the report made at the December meeting that outlined information obtained on the conditions of each unit door, doorframe and threshold documented with notes, photos and measurements. The inspections documented that less than half had operational smoke seals, that about two thirds have cracks or splits typically around the hardware and that the thresholds are the biggest challenge as many owners have modified them.

Because the intensive labor cost to repair the doors would exceed the replacement cost, 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.

It was also noted that, during the pipe replacement project, several areas of the hallway wallpaper would be impacted for access. Options being considered include lifting or removing the wallpaper and then replacing it where needed.

L & R COMMITTEE REPORTS

Jon Schiff reported that Jerry McDonald has been hired as the General Manager. Some of the projects in process and/or under consideration include resolving leaks in the lagoon; replacing surveillance cameras; converting lights to LED; repairing section of walkway near El Camino; replacing El Camino pool gate as a prototype; repairing tennis court windscreens and dealing with the deteriorated, non-functional outside elevator at the health club. In addition, the campus landscape and signage will be evaluated.

Beach Club: Therese Abboud submitted a written report of the January 17, 2017, meeting and summarized upcoming events. The financial report was favorable. A new program, "Out and About", is available to provide transportation options for Coronado residents.

Insurance: Mike Dabbar reported that the L & R Committee voted to renew the master policy coverage with Michael Abdou Insurance Agency. Even with a \$10,000 property deductible, the renewal premium was approximately 4.9% higher due mainly to the claims history (\$165,000 storm damage to the tennis court in addition to legal fees regarding the bus stop issue).

Following a brief recess, the meeting resumed at 10:00 A.M. upon arrival of John Van Blerck, JVB, and Attorneys Kieran Purcell and Justin Stoeger.

OTHER BUSINESS

Pipe Replacement Project: John van Blerck reported the following:

- AV Builder stated that the sub-contractor, Delta Plumbing, filed Chapter 11; therefore, other options are being considered.
- Upon inspection, it was determined that “yoke vents”, although shown on the original building plans, were not installed. Due to the high risk and expense to install them at this time, a meeting with the City to discuss this hardship will follow the Board meeting.
- Further information must be provided in order to determine a realistic cost analysis.

Court Hearing - Temporary Restraining Order: The association attorneys will need to again appear in court on January 27, 2017, in response to a motion to reconsider the temporary restraining order to stop the pipe replacement project previously heard by Judge Joel Wohlfeil.

Mediation: Sue Welch and Jon Schiff are available on Feb. 3, 2017, and, upon motion made, seconded and carried, were authorized to attend a mediation meeting concerning the lawsuit.

NEW BUSINESS

Mixed Metal Valves: Water samples were taken from three locations and submitted to a lab for analysis. There are mixed metal valves causing discoloration of the potable water due to oxidation.

Other Pipe Repairs: Although work was scheduled to relocate four shut-off valves contained within a small, tight, enclosed area, only two were completed. Furthermore, the previous estimated cost of \$3,500 was insufficient. Upon motion made, seconded and carried, the revised estimate of \$4,100 was approved. The expense will be deducted from the Mechanical/Plumbing Reserve.

Next Board Meeting: The next regularly scheduled Board meeting will be held on Thursday, February 16, 2017, at 9:00 A.M.