

**Coronado Shores Condominium Association No. 10
"La Princesa Tower"**

Minutes <> December 22, 2017

The Board of Directors of Coronado Shores Condominium Association No. 10 held a regular meeting on Friday, December 22, 2017 in the General Manager's office of La Princesa Tower.

- I. The meeting was called to order at 10:30 am.**
- II. Those present:**
- Andrew Brunhart, President**
 - Ron Leeds, Vice-President**
 - Thomas Vince, Treasurer**
 - Kathryn Grosnoff, Secretary**
 - Jan Zobrist, Director**
 - Bill Lawrence, General Manager**

Additionally, 5 residents

- III. Executive disclosure:**
The item discussed during the executive session included two show cause hearings.

- IV. Oral and Written Communication:**
Two representatives of DirecTV were on hand to update on their progress. Questions posed by board members and residents in attendance were answered.

- V. Minutes of Previous Meetings**

The minutes of the following meetings were presented for approval:

November 17, 2017, Regular Meeting

**On a motion by Mr. Leeds, and a second by Mrs. Zobrist,
the minutes were approved unanimously.**

- VI. Delinquencies**

Following discussion, a motion was made by Mrs. Zobrist and seconded by Mr. Vince to file a lien on account #458453 with a balance due of \$12,638. The motion passed unanimously.

The request to waive the late fee of \$650.06 for account #458506 died for lack of a motion.

Following discussion, a motion was made by Mr. Brunhart and seconded by Mrs. Grosnoff to waive late fees for the month of January on the special assessment due 12-31-17, and the amount of increase in home owner dues. The vote to accept was unanimous.

VII. August 2017 Financial Report

A motion to accept the October financials was made by Mr. Vince and seconded by Mrs. Grosnoff. The motion passed unanimously.

Mr. Lawrence gave the financial report for November 2017.

Current Assets = \$231,298

Reserve Assets = \$457,136

Private Bank Balance = \$137,089

Delinquencies = \$54,608

A motion to accept the November financials was made by Mr. Vince and seconded by Mr. Leeds. The motion passed unanimously.

VIII. Architectural Committee Report

Mr. Brunhart gave the report.

The renovation of 701/710 is not yet completed and will be shut down on 12-31-17.

The renovation of 1008 is completed.

The disposition of 1006, 404, 1004, 208 and 1106 are unknown.

IX. Beach Club Report. Mrs. Grosnoff gave the report

Jerry McDonald, General Manager, presided at the meeting in the absence of Georgia Ellis, who is no longer representing La Perla. Alma Ronis has replaced Georgia Ellis as La Perla's Beach Club representative. A new chair will not be selected until the new L&R chair is in place. The Beach Club exceeded expected income for the month of November. The financials are on track to be positive for the year. Jerry McDonald will recommend to L&R that the 2019 budget provide additional money for entertainment to the Beach Club. This will act as seed money for increased sales. Bingo will continue at 5 PM on Mondays, and on the next two Thursdays due to holiday breaks on 12/25 and 1/1. A Saturday, January 20, 2:00 PM program at the Beach Club will include inaction with a PT and a personal trainer. Super bowl party is scheduled for Sunday, February 5, 3:00 PM. Martini Men will entertain on February 14; there is a \$30.00 charge for this program. A Drag Queen Tribute is in the works for early spring. A written request by a resident for rental of the Beach Club was rejected. The Fashion Show has officially been confirmed for Thursday, August 9.

X. Landscape & Recreation Committee Report. Mrs. Grosnoff gave the report

Due to the resignation of chair, Bill Leonard, Don Smith chaired the meeting. A resident made a plea for the Beach Club pool to be heated year round. The General Manager requested representatives to have their door people ask that visitors staying longer than 3 days obtain an access card, rather than a guest pass. The landscape committee reported that they were slightly over budget due to the removal of ficus trees. Don Smith stated that the treatment being used for aphids is not a danger to residents or pets. Robert Clinton resigned from the facilities sub-committee, so the committee will proceed with three members.

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The new El Camino pool gate was deemed acceptable, and five identical gates were ordered for the other pool entrances. The recreation committee is exploring the use of morning hours at the Beach Club, which currently does not open until noon. The suggestion is for a spinning class on the deck. El Camino pool will be closed for repairs from mid-February 2018 to mid-March 2018. A proposal for the purchase of four new pool heaters was voted on, and approved unanimously. Each building will be offered four proposals for the lagoon restoration project. Addition cost, not to exceed \$10,000, will be incurred to put these four alternatives into a viewable format. The election of 2018 L&R committee officers resulted in the approval of Oliver McGonigle as chair, and Don Smith as treasurer.

XI. Manager's Report

Mr. Lawrence reported that our contracted building engineer, George Contreras, was replaced with Dean Rodriguez. Doorperson, Alex Fischer was replaced with Mario DeLeon. A staff meeting was held to inform the door persons of forth coming changes to their job descriptions, shift times, and required competencies.

The need for repair and replace work to be accomplished on our infrastructure was explained by both Mr. Lawrence, and two Pipe Trade representatives. The BOD requested further information on replacement equipment. The BOD also requested additional bids from licensed specialists to provide this service. This is all a part of a long term plan to schedule these repairs.

Two dozen old-style fobs were ordered and are available for issuance at the cost of \$10.00 each.

The package room was completed and is being used. A temporary Santa's helper, Amy, appears to be helpful in getting packages sorted, stored, and delivered.

A motion was made by Mr. Leeds and seconded by Mr. Brunhart to ratify exigent expenditures of \$10,422.18 made by the General Manager. The vote to accept was unanimous.

A motion was made by Mr. Leeds and seconded by Mrs. Zobrist to authorize the General Manager to spend up to \$5,000 in the month of January on exigent repairs. The vote to accept was unanimous.

A motion was made by Mr. Brunhart and seconded by Mr. Leeds to authorize the General Manager to spend up to \$6,000 for AJAX boiler repairs. The motion carried unanimously.

XII. Auditor Approval

After discussion, a motion was made by Mr. Vince and seconded by Mrs. Zobrist to approve Sonnenberg & Company to conduct an audit of the 2017 financials and to prepare the 2017 tax returns. The motion was passed unanimously.

XI. Meeting Dates Set

The following regular meeting dates were set for January through July 2018:

January 19

February 16

March 16

April 20

May 18

June 22

July 20

July 21 (Annual Meeting)

The meeting adjourned at 1:45 PM.



Andrew Brunhart, President

Kathryn Grosnoff, Secretary