

**Coronado Shores Condominium Association No. 10
“La Princesa Tower”**

Minutes <> 16 June 2017

The Board of Directors of Coronado Shores Condominium Association No. 10 held a regular meeting on Friday, June 16, 2017 in the Building Manager’s office of La Princesa Tower.

I. The meeting was called to order at 9:00 AM.

II. Those present: Andrew Brunhart, President
 Richard Barr, Vice-President
 Thomas Vince, Secretary/Treasurer
 Kathryn Grosnoff, Director
 Ronald Leeds, Director

III. Oral and Written Communication:

There was no Written Communication given.

Oral Communication

Mr. Brunhart shared that Steve Bennett, Building Manager, had resigned on Thursday, June 15. Owners present expressed appreciation for Steve’s decades of service to La Princesa and wished him the best. Mr. Brunhart will serve as acting Building Manager as the Board begins the recruitment process for a new Building Manager.

Mr. William Krisel passed away last week. He was the architect of the Coronado Shores, lived in La Princesa for many years, and was a renowned designer of homes. It was collectively discussed that a plaque be created and displayed on the bench at the front entrance to recognize Mr. William Krisel’s years of dedication to La Princesa and Coronado Shores.

It was noted that painting of the Terrace is almost complete and looks excellent.

The unsatisfactory use of rugs on the 7th floor hallway by a contractor rather than using ram-board was called out as a safety hazard as well as damaging our new carpet.

It was noted that the La Princesa Rules need to better clarify Smoking restrictions and types of dishwasher detergent that are acceptable. Mr. Brunhart noted the rules specified No Smoking within 20 feet of our building, which means there is No Smoking on the Terrace. He is also drafting Rule modifications for consideration by the Board to enhance clarity on these two subjects.

With the departure of our Building Manager, the President noted there were several agenda items that would be deferred to the July Board meeting.

IV. Financial Reports.

May 2017 Financials were not available and will be considered next month. The March 2017 Financial Report needed to be updated and will be considered at the July meeting as well.

The Board learned that the 2015 Annual Financial Audit had not been completed. Needed documents were submitted to the Auditor last week. The 2016 Annual Financial Audit had not been completed. The Board learned of the need for certification documents, which were submitted last week. The Auditor has requested several invoices related to the Building Remodeling project, which need to be located and submitted.

V. Beach Club Report.

Dana Keefe, new Beach Club social coordinator, was introduced at the meeting. Financials for May, and year-to-date, showed less loss than projected. Profit and loss for the three main activity centers showed for May a profit of \$607 for bingo, a profit of \$456 for Wednesday social hour, and a loss of \$723 for Friday night dances.

Increased security at Friday night dances to weed out gate crashers will be investigated.

Hot dogs are now available at the Beach Club daily from noon to 5:00 PM at the cost of \$5.00.

A Salsa Party is planned for July 15. A salsa instructor, Latin food and music will be provided from 6:00 to 9:00 PM at a cost of \$30.00.

Barbara Ryan will deal directly with all bands and caterers for contract purposes, so that no confusion can arise over details.

The game of right/left/center may join bunko on Thursdays for those times when too few persons are available to play bunko. Bunko may move to every Thursday instead of twice a month.

La Mer will provide the garments for the August 10 Fashion Show beginning at 5:30 PM. Sylvia Silverman may be providing jewelry to accompany the clothing. Seats will be on sale for \$30.00.

A Craft Show and Sale of Shore's residents will take place on August 5. Both the Beach Club and Rhoeder will be utilized.

A Paint and Wine event may be planned for August or September.

It was suggested that transparency be enhanced related to the handling of BINGO funds collected and awarding of prizes. A minimum of a \$10 prize will now be given. Additional transparency was left up to the 'monitor' of the games.

VI. L&R Report.

Swanee Schmidt spoke of the sewage problem Coronado shares with Imperial Beach and Jan Zobrist reported on the progress of the beautification of the median on the Silver Strand.

The Allied Director (Security Company) reported that many new guards have been trained to accommodate the Shore's policing needs over the summer. Jerry McDonald (Complex General Manager) asked that those guards be more forceful when confronting rule offenders.

Financial statements showed that all expenses are at or below budget except maintenance. Jerry pointed out that this is an old complex, and that many maintenance items are surfacing. He does not want to put a Band-Aid on them, and have them fester at a late date.

Facilities reported that the Beach Club chair lift will be operational by June 30th.

Bids are being accepted to repair the Rhoeder roof leaks.

An updated design has been submitted by BA Ramirez for the El Camino pool gate.

A motion was approved to spend \$1,814.40 to repair the walkway hazard outside of Court 7; this will include a tree root barrier to discourage further damage. The tennis ball machine is not operational. It is still under warranty. The final camera will be operational by June 30.

A new Pilates/yoga class to be held in Rhoeder on Monday-Wednesday-Fridays was approved, with the time to be determined.

The extra ping pong table has been set up at Cabrillo pool.

July 4th patriotic give away items will be available before the end of June.

A free water park on the Rhoeder lawn has been scheduled for Sunday, July 16 from noon to 4 PM.

As a result of an audit of procedures, all purchases, not just those above \$100, will be approved prior to the expenditure. Budget planning will now begin in June, instead of July.

The Insurance Committee will meet in October. The Enforcement Committee will meet on July 29.

L&R cannot determine if damage has occurred to La Princesa's foundation due to water without intrusive measures. For this reason, it will take no action until La Princesa goes further. Recall, there was a previous exterior water main break that caused some flooding of the La Princesa lower garage. The Complex General Manager, Steve Bennett and La Princesa's Building Engineer reviewed the exterior of La Princesa. The Building Engineer reported the company that remedied the outside water main breaks found tree roots wrapped around the water main. It has also been noted that several trees are located too close to the La Princesa foundation. La Princesa will work directly with the complex landscape company on the schedule of the irrigation system. At least two trees causing damage to water mains and too close to the building will be evaluated by an engineer and potentially removed.

The request for an off-the-leash dog park was not approved.

VII. Board of Directors Nominating Committee Report

There are five nominations for the five 2017/2018 Board of Directors positions: Andrew Brunhart, Kathryn Grosnoff, Ron Leeds, Tom Vince, and Jan Zobrist. Nominations are now closed, but can be made from the floor at the Annual Meeting on July 22. The ballot/proxy letter will be mailed to all Owners by June 21. A quorum of Owners is required to convene the Annual meeting and election. A quorum

is achieved both by proxy ballots received by U.S. mail or delivered in person, and by ballots received at the Annual Meeting.

VIII. Elevator Cab Walls Adhoc Committee

Payment of a 35% deposit is in process. This will enable specific scheduling of dates of work for installation of Formica walls, after Labor Day, by the contractor, and ordering of materials.

IX. Television/Internet/Phone Service Adhoc Committee Report

Mr. Brunhart reported a detailed Request for Proposal has been sent to DIRECTV, DISH, and Spectrum. Proposals will be received within three weeks. The Adhoc Committee (Messrs. Brunhart and Leeds) will evaluate the Proposals and bring to the Board for discussion. The current Agreement expires on January 1, 2018. There is plenty of time for an orderly transition should our provider change.

X. Unfinished Business.

A. Garbage Rooms

There was no update available on sending two owners a Reminder Letter. Carole Vince presented new reminder notices, both in English and Spanish, which will be posted soon.

B. Garage Subcommittee Report

Two Notice of Violation Hearings were scheduled for at 1 PM and 2:30 PM.

The Parking Space Violation Master List update was deferred.

C. Building Manager's Investigation of High Natural Gas Bill

No update was available with the exception that County Burner will be conducting a gas leak 'sniffer' test on the roof.

C. Damage to Building by Two Contractors Performing Remodels

Mr. Brunhart, Mr. Leeds, and Steve Bennett had met with one Owner and the respective contractor who had created damage to the building. Forthcoming dialogue occurred and the contractor agreed to remedy the damage including making a voluntary monetary contribution toward remedying the elevator cab walls, which has been received.

There had been no response from the other owner whose contraction have caused considerable damage. The Board will follow up.

D. Employee Lounge

The Employee Lounge needs some attention. On Friday, June 23, employees will hold Spring Cleaning of the Lounge discarding aged materials, cleaning, and creating a space at a standard La Princesa should provide for its employees.

E. Staff Work Schedules

The work schedules for Building Engineers and Utility Workers have been slightly adjusted so there is coverage until 5 PM daily, a Building Engineer and one Utility Worker working on Saturday, and one Utility Worker working on Sunday.

F. EEO Complaint

An EEO Complaint has been filed against the Association, one former employee, and one current employee, by a former employee. This Personnel matter is being administered by Counsel.

XI. New Business

A. Building Manager's Report – Facilities Items

Painting of Terrace. 99% complete with a small area left to go.

Elevator Camera: A new challenge has arisen with the State Elevator Inspector on installing cameras in elevators. This is being worked.

Hot Water Boilers Bi-annual Servicing Proposal (Overdue). County Boiler has not yet responded.

Garage Fans: The Building Engineer will present a plan to remedy the garage exhaust fans, which are almost all dysfunctional.

Fire Sprinkler Tank Cover: Installation of the wood lattice topping is underway.

Garbage Room of each Floor: In process. This in-house project also includes replacing the light with an LED fixture, painting the ceiling, and installing vinyl baseboard.

Grocery Carts: Old metal carts need to be discarded.

Garage Lighting: Two-foot LED bulbs have been ordered. The four-foot LED bulbs need to be ordered.

B. Annual Meeting Planning

Mr. Brunhart will meet with L&R staff to ensure reservations have been made. The Board discussed arrangements and divided up among Board members the work for preparing for this meeting.

C. Association's Simplified Employee Pension (SEP) Individual Retirement Account (IRA)

Employees have been assured the 2017 contribution will be made. Mr. Brunhart will work this matter with Consortium LLC (our Accounting firm).

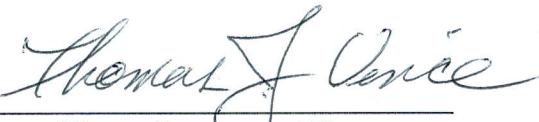
D. Architectural Review Committee (ARC)

The Remodeling Status Log was reviewed. There were three Remodels currently underway. All remodeling work must cease during the summer moratorium period. The Board unanimously approved the Application to Remodel Unit #1008, starting after Labor Day.

XIII. Being no more business, the meeting was adjourned at 11:14 PM.



Andrew Brunhart, President



Thomas Vince, Secretary / Treasurer