

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

**Minutes <> 20 January, 2017**

The Board of Directors of Coronado Shores Condominium Association No. 10 held a regular meeting on Friday, 20 January, 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

Steve Bennett, Building Manager  
Jerry McDonald, L&R General Manager

Mrs. Zobrist (108), Mr. Leeds (401), Mr. Lee (802), Mrs. Dudley (804), Mrs. Vince (1003), Mrs. Blumental (1204)

III. Oral and Written Communication:

There was no Written Communication given.

**Oral Communication**

Jerry McDonald is the recently hired L&R General Manager. He gave his background which includes stints as a manager at Coronado Cays; as a manager of a golf course community in Las Vegas; a manager at PGA West in La Quinta; and finally as manager of Fairbanks Ranch community. He just started this week and is eager to show his talents at Coronado Shores. Mr. McDonald answered several homeowner questions before leaving the meeting.

IV. Minutes of the previous meetings. The Board reviewed the Minutes of the regular meeting; and executive meeting of 16 December, 2016. Mr. Vince caught a redundant paragraph in the L&R report regarding the lagoons. There was a motion made, and seconded to accept the corrected minutes. The vote to approve was unanimous.

V. Mr. Bennett gave the financial report. The Association is in sound financial condition. The transition of the accounting duties to CID Consortium continues to proceed. The Board also discussed final figures owed for the building renovation project. Mr. Bennett is double checking the books for remodeling expenses over the past 3 years to determine the final figures. There is still an outstanding retainage and a final change order to yet be paid. Mr. Brunhart discussed the reserve report and expected expenses to be incurred for the remainder of this year and future years. He wants the Board and attending homeowners to understand that these are programmed expenses, and if there are any additions made to the report, something else has to be deferred. He stated that the Association should have a goal to not require any type of

special assessment when the next building renovation is due. There was a motion made, and seconded to accept the December 2016 financial report for audit. The vote to approve was unanimous.

**VI. Beach Club Report. Mrs. Grosnoff gave the report.**

Jerry McDonald, the new L&R manager was introduced.

Robert Clinton, L&R treasurer, gave the financial report. An error of \$6,000 was made during the first 6 months of 2016, giving a double credit on bar sales. This happened due to credit cards charges being recorded twice. The error has now been corrected.

Bar sales have fallen in 2016. Some of this is due to non-residents not contributing to bar sales when attending activities. The minimum that used to be in place was discarded due to limitations imposed by our club license. Barbara will explore avenues to correct this.

Jerry and Barbara are looking into ways to increase storage space at the Beach Club. This would allow for the inclusion of additional non-alcoholic beverages.

Both Wednesday and Bingo participation has increased. Our winter visitors have arrived. Bingo has returned to Monday at 5:15.

Thursday, January 26 at 5:30, the first in a series of Life Stories will be aired. The last Thursday of the month has been reserved for this. Anyone with a life story to share should contact Natalie at the Beach Club.

Irma Dayton's 100<sup>th</sup> birthday is Friday, February 27. Irma will be toasted at the Beach Club during the Friday night dance. Harana will play until 9:30 that evening.

Super Bowl Party is Sunday, February 5. Doors open at 3 PM. A charge of \$25 covers a catered BBQ dinner. Entrance will go to \$30 after January 30.

Winter Party is scheduled for Saturday, February 25 from 6 to 9 PM. Music is by Roman Palacios, and Bekker's will supply heavy appetizers at a cost of \$30. The price goes to \$34 after February 20.

Nitro Express will supply the music for our Friday night dance to celebrate Valentines' Day on February 10, and will run from 7 to 9:30 PM.

Our annual fashion show is scheduled for Thursday, August 10, with fashions from La Mer.

**VII. L&R Report.**

There was an electrical fire at the Beach Club which did no damage. An out of compliance extension cord attached to a cooler was the culprit. A new cooler and cord is on order, and this will not occur in the future.

The yearend finances of the L&R were under budget by \$54,000. This may be returned to the building or held over to cover other costs.

The 2017 budget will contain 4 reallocations. An additional \$11,000 to cover the salary of our new GM will be drawn from 3 categories that were under budget from last year; summer pool security, summer administration, and water usage.

Health Club usage was up by 20% in the month of December.

Either a new lift or a permanent ramp outside of the Health Club will be placed for bid.

We still have no new pool gate at El Camino. Liability concerns are

holding up the project.

Tennis courts 1 to 6 are being scheduled for a final inspection. Cracks in a repaired wall are outside of the scope of the original project, and will be addressed. The reconstruction of courts 7 and 8 have a NTE \$70,000 approved budget. Ferandell has submitted a contract that is being vetted.

Three alternatives for the lagoons are to 1) reline as was their original condition, 2) re-bar and gunite which is much like a pool, and 3) divide into sections and reduce size. Jerry will investigate and bid out all three alternatives. All ten buildings will weigh in on the results. All representatives seek to maintain the water effects within our complex.

Jerry has an expertise in security camera systems. Our fake and non-functioning cameras have been removed, as they can be a legal liability. SDG&E assess projects for possible rebate when there is a conversion to LED. There will also be a lowering of our electric bill if LED's are installed.

Jan Zobrist was appointed to the recreation committee. She was thanked for her contribution of 105 pillow cases, which resulted in 885 lbs. of food donations, which provided 738 meals.

There will be a shred event in front of L&R on January 30 from 9 AM to noon.

Farmers will be providing property and liability coverage for the period beginning 2-1-17.

VIII. Mr. Vince gave the Coronado Shores Insurance Committee report. The committee recently held a meeting where they heard presentations from brokers bidding on the master property and liability insurance policy. This time the coverage and premiums were based upon appraisals of the values of each building. There was a two tiered sampling of values between the rectangular versus the square buildings, and of course each building would have to be re-built to conform to current building codes. La Princesa's appraised replacement value was established at 70 million dollars. There were 5 claims made against the policy in the past year. The committee voted to remain with Farmers Insurance. This year's premium cost is \$521,294, which is an increase of 4.85% over the preceding year.

IX. Unfinished Business.

A. La Princesa Design Subcommittee. Mrs. Zobrist gave the report. The Association attorney has been working to get the ADA issue resolved. Bracing for the wall mounted glass panels has been presented and accepted by the designer. Mr. Brunhart has spoken to Mr. Malley of White Construction regarding the quality of the installation. A change order has been presented to complete the bracing on every floor, at a cost of \$6,545.00. There was a motion made, and seconded, "To accept the change order from White Construction to install bracing of the art glass, cost to be \$6,545.00." The vote to approve was unanimous.

B. Garage Subcommittee Report. Mr. Leeds gave the report. He outlined a plan that would create a storage room for storage of kayaks, large surfboards, etc. by using a garage parking space. He has spoken to the owners of the parking space located under the garage ramp. It is a difficult space to park in, and also has a building equipment room located at the rear of the space. The owners are

amenable to "trade" this space for one of the current building owned parking spaces. Because parking spaces are on a unit deed, a legal document must be created that allows this to occur as long as the people own their unit. Mr. Vince suggested another alternative. There is a temporary bicycle storage rack located just inside the upper garage entrance. This space is owned by the Association, so any changes made there would not require a legal agreement, and would provide a sense of permanency once a storage area is built. This area could also be easily expanded, if necessary by incorporating the building owned parking space right beside it. The Board discussed the merits of using building owned spaces for storage and would like to have a plan developed for review within the next two weeks.

Mr. Vince brought up the topic of garage cleaning. He has seen machines in use in various venues that clean concrete floors of accumulated oil, dirt, etc. He suggests renting one and having staff use it to see if this mitigates garage dirt.

**X. New Business.**

**A. Mr. Brunhart gave the facilities report on pending and past actions.**

**Painting of the Terrace deck is set for March, and will only be pushed ahead if bad weather is experienced.**

**The installation of the automatic door openers has been completed. Staff to schedule painting of the doors.**

**The comprehensive maintenance plan is due by the end of March.**

**The cleaning of the west entry foot wash area was completed, and shortly after the flooring began to deteriorate. New materials have been purchased and staff will re-build and install new flooring.**

**Staff is still seeking proposals to replace the fire sprinkler tank cover. Several contractors have indicated interest, but have yet to formally provide a proposal.**

**Elevator cameras. Kone Elevator, the Association vendor does not install cameras. They instead will ensure that needed power lines and adequate communication cables are in place for others to install cameras. If said equipment is not in place, they would charge a time and materials cost to install the necessary wires. Dialcom, the company that recently added the cameras to the terrace has been contacted to provide information for camera install. The Board further discussed this matter and where the funds to pay for it would come from.**

**The Association has 6 luggage carts; 3 of these are old, and the others are no more than 5 years old. Similar carts may be purchased for \$700.00 each. There are 4 metal carts and 2 plastic carts. One of the plastic carts is in poor shape and should be replaced. New plastic carts may be purchased for \$400.00 each. Mr. Bennett was authorized to order 4 new plastic carts, to be paid out of operating funds.**

**Pilot test of Acrylic protectors for the corners of the elevator entrances. The corner guards have been ordered.**

**Elevator cab walls were then discussed. Designer Megan Bryan has put forth 4 options that may be used to replace the damaged area currently in the elevators, and to mitigate future damage. Presented options are: (1) Repair the existing vinyl in kind. The manufacturer has agreed to supply the materials, but the install cost would be \$5,600.00. (2) Install plastic laminate panels, cost is \$9,500.00. (3) Install textured stainless steel panels, cost \$10,500.00. (4) The most "indestructible" option, is to install bonded metal to the elevator walls, at a cost of \$17,000.00.**

The Board began their discussion. Option (1) was immediately removed from consideration, because similar damage will again occur. Merits of the remaining 3 were then discussed. Ms. Bryan will be asked to provide access to sources to determine the appearance of "textured stainless steel" and "bonded metal". Mrs. Grosnoff asked if removable panels have been considered. These could then be easily repaired if ever damaged. A working group was formed of Kathryn Grosnoff and Tom Vince to work with Ms. Bryan on the various options to report back to the Board.

B. Cable television providers. Mr. Brunhart reminded the Board that the Association has a month to month agreement with Spectrum (formerly Time Warner) to provide basic and expanded cable TV services. He is benchmarking the other buildings by seeking information buildings regarding providers (Spectrum, Dish, AT&T, etc) types of services and costs. Agreements have been received from buildings that have Dish and Spectrum. They are not the same, and it seems that the companies play the buildings in isolation, and he wants to begin negotiations with as much information as possible. He further emphasized that the Association needs to lock down a longer term agreement.

C. Mr. Bennett addressed the ongoing transition of The Association financial services to CID Consortium. At this time, the employee payroll service is up and running. Training has been provided to him on to use the system. He explained to visiting homeowners how to use the owner portal on Consortium's website. Auto debiting assessment collection seems to be working well many homeowners are signing up for this. Payments are starting to be directly sent to Consortium, and any checks received are also forwarded to them. Training of Board members on the check approval and payment process still needs to occur so that bills can be paid on time.

D. Mr. Brunhart gave the Architectural Review Committee report. There is nothing submitted for approval at this meeting. There are 2 remodels that are approaching their 6 month completion date. Said homeowners to be reminded of that remodel extension applications need to be requested from the Board to avoid penalties for going beyond the completion date.

XI. Being no more business, the meeting was adjourned to executive session at 11:45 A.M.



---

Andrew Brunhart, President



---

Thomas Vince, Secretary / Treasurer