

Coronado Shores Condominium Association No. 10
“La Princesa Tower”
Regular Meeting Minutes
February 16, 2018

The Board of Directors of Coronado Shores Condominium Association No. 10 held a regular meeting on Friday, February 16, 2018 in the General Manager’s office of La Princesa Tower.

I. The meeting was called to order at 10:35 AM.

II. Those present:

**Ron Leeds, Vice-President
Thomas Vince, Treasurer
Kathryn Grosnoff, Secretary
Jan Zobrist, Director
Bill Lawrence, General Manager**

Additionally, 10 residents

III. Executive disclosure:

Contractor issues, personnel, and litigation were discussed.

IV. Oral and Written Communication:

Several residents expressed dissatisfaction with the transition to DirecTV and with their dealings with CSS. There were also questions regarding the reserve study and the posting of the minutes of previous meetings. It was requested that complaints concerning DirecTV be put in writing to Mr. Lawrence.

V. Accounting Firm

Mr. Bill Beasley of Walters accounting services previously presented Walter’s qualifications for providing La Princesa with such services. His comments were telephonic. On a motion by Mr. Leeds, which was seconded by Mr. Vince, the board gave conditional approval to the Walter’s Management proposal as provided for the basic fee of \$525 a month to provide limited financial services to begin May 1, 2018. The motion passed unanimously. This issue will be revisited at the March meeting, as unfinished business as there were some conditional items to be addressed.

VI. Basis of Design Proposal

Mr. Dan Daderian, PE, principal of Daderian Consulting, Inc., telephonically presented an initial consulting budget of \$11,200 to investigate, research, analyze, and meet with the Board of Directors to formulate a Basis of Design for the major plumbing and mechanical work in planning. A motion was made and approved by all.

VII. Minutes of Previous Meetings

The minutes of the following meetings were presented for approval:

**January 19, 2018 Regular Meeting
January 26, 2018 Special Meeting
February 9, 2018 Emergency Meeting**

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

VIII. Financial Report

Mr. Lawrence was given direction to write off an owed balance of \$125 from account #458395.

Mr. Vince will close the Wells Fargo money market account and transfer the funds.

A stipulation has been agreed to by the former owner of unit 408. The matter should be resolved next week.

Member account 458397 is schedule for a trustee sale February 21.

Mr. Lawrence gave a snapshot of January financials as follows:

Current Assets	\$67,848
Operating Assets	\$209,929
Reserve Assets	\$432,604
Delinquencies	\$70,130
Liabilities	\$216,784

IX. Architectural Committee

Conditional approval had been given for the partial remodel of 207, pending building permits. These permits were received on 2-13-18.

Mr. Lawrence and the contractor for unit 801 met for a pre-remodel meeting. Permits were received on 2-8-18. On a motion by Mrs. Zobrist, with a second by Mr. Vince, the approval of the full remodel of 801 carried unanimously.

It was brought to the attention of the BOD that unit 710, which is still under construction has been left unlocked. The owner will be notified.

X. Beach Club Report

Mrs. Grosnoff gave the report stating that L&R sub-committees will no longer have chairpersons. The GM of the complex will take notes, not minutes.

Upcoming events at the Beach Club were noted, and will be posted for residents.

XI. L&R Report

Mrs. Zobrist gave the report.

There was much discussion in the meeting concerning plastic versus paper passes. This remains unresolved.

Trip and fall hazards have been corrected.

Six new pools gates have been ordered.

The painting of the complex recreational buildings and the sea walls has been approved.

Plan B of the lagoon maintenance project won the vote by a 6 to 3 margin, with one building abstaining.

XII. Manager’s Report

Mr. Lawrence explained the need for so many items on the agenda.

Jorge Castaneda underwent successful surgery, as reported by his daughter. He will not return phone calls. The disposition of his future employment is unknown.

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The front desk staff is being helpful to residents whenever they can, even to the point of helping them with computer issues.

The dedication ceremony for Mr. Krisel’s bench has the possible date of April 20, following the BOD meeting.

On a motion by Mr. Leeds, which was seconded by Mrs. Grosnoff, the BOD accepts the general landscape plan and approves the specific plan to re-landscape the front entry area for \$3,922.00, including larger mulch. The motion carried 4 to 0.

XIII. Rewrite of Bylaws, CC&Rs, and Rules and Regulations

The BOD previously approved the association’s attorney Jeff French to draft the rewrite of the bylaws, CC&Rs, and Rules and Regulations. The draft documents were provided for review. Mrs. Grosnoff made a motion, with a second by Mrs. Zobrist, that an ad hoc committee of Mr. Brunhart, Mrs. Sandra Brower Nix, and Mr. Vince review the draft and provide recommendations to the BOD by the March meeting for the Bylaws, and the April meeting for the CC&Rs. The motion carried 4 to 0.

XIV. Garage Storage

Following discussion, Mr. Vince made a motion, which was seconded by Mr. Leeds, that La Princesa require a bike room registration at a fee of \$40.00 for a two-year period, and prorated thereafter, to begin on July 15, 2018, and thereafter to fall on January 1 to coincide with car registrations. The motion passed 4 to 0.

Mr. Lawrence will investigate the storage possibilities to be constructed outside of the building between La Princesa and the Strand.

XV. Exigent Repairs

The expenditures to replace cracked cast iron pipes, some of which leak into the parking structure, and drip onto vehicles parked below resulted in a motion. The motion was made by Mr. Leeds and seconded by Mrs. Zobrist to provide the GM with the amount not to exceed \$8,000 for these exigent repairs. The motion carried 4 to 0.

XVI. Meeting Date Set

The next regular meeting is scheduled for March 23. The executive session will begin at 10:00 AM and the regular session at 10:30 AM.

The meeting adjourned at 1:45 PM.

Ron Leeds, Vice President

Kathryn Grosnoff, Secretary