

**Coronado Shores Condominium Association #8 – El Encanto**

**Meeting of the Board of Directors**

**October 20<sup>th</sup>, 2023**

**APPROVED MINUTES**

The Regular Meeting of the Board was called to order at 10:00 AM.

Directors Present: Brent Yoder, Lisa Portnoff, Jan Zobrist, Alex Fitzpatrick and Richard Ramsey attended via Zoom.

Attendees: Eight homeowners and the manager, Perla Bustamante, attended via Zoom.

Approval of Minutes: **MOTION** by Jan Zobrist **2<sup>ND</sup>** by Lisa Portnoff, to approve the minutes of the September 22<sup>nd</sup>, 2023, Board of Director's meeting with one correction. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports through September 2023, Revenue was \$1,321 favorable to budget. For expense categories, ADMIN was \$930 favorable to budget, BUILDING expenses were \$12,298 favorable to budget. COMPLEX expenses were \$1,484 favorable to budget, PAYROLL was \$1,852 favorable to budget. Our RESERVE contribution was at budget. UTILITY expenses were \$3,202 unfavorable to budget.

The RESERVE account as of October 17, 2023, had a total of \$496,286. The high probability expenditures for 2023 out of our Reserve account are, \$68,560 for our fire sprinkler common area replacement and \$100,000 for spalling repairs, \$255,000 for waterproofing of the tiered planters, and \$205,000 for a new fire pump.

**Building Maintenance and Repair Report:**

The Manager reports the building population for October 2023 was 65 units occupied.

One leak was found by our engineers in the upper garage coming from the 05-kitchen stack. No active leak was found but a stopped-up kitchen sink was cleared the day prior. Possible water from stopped up sink overflowed and leaked below. No damage was found to units.

Unit 403 stopped up third bathroom sink was inspected by Bill Howe with a camera. The drain was clogged with construction debris, and pieces of cast iron pipe cut during the renovation.

Spalling repairs for unit 409 balcony ceiling and deck have started. The deck spalling wraps underneath to unit 309. The owners were contacted as windows will need to be removed to correctly repair the spalling.

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Additional spalling was found in unit 906 when their window system was being installed. We had to delay the work to repair the spalls. We are waiting for a swing stage to begin repairs.

There is a large spall in the corner of unit 505. When repairs are completed for unit 906, we will move on to repairs for the exterior corner of unit 505.

During the demolition of the flooring in unit 508 a small spall was discovered near their window where the previous balcony sliding glass door was before pushing out the windows. The spall was repaired before waterproofing to the balcony area and flooring was installed.

Unit 1602 reported a crack on the balcony ceiling. The crack is an exterior spall. Weather permitting, we will repair unit 1602 spall after unit 505 is complete.

We met with Preman Roofing and Solar to inspect our roof for a few areas that needed raising. We also asked about solar panels. Preman will get back to us on Solar Panels.

Leticia, Donate Construction's Landscape Architect, met with us to discuss a second option for the entryway. One design will have planters and one design will include the bubble wall presented at our first town hall meeting.

The second town hall meeting was held via Zoom on Friday, September 29<sup>th</sup>.

Election ballots were mailed on Tuesday, October 11<sup>th</sup> by Defrance Printing. Our Annual Homeowner's meeting will be held at the Roeder and via Zoom.

We have an ongoing dispute with AT&T regarding the copper monitoring lines. They disconnected our lines, but the dispute is over the monthly cost. They are charging us \$1,200 per line per month after agreeing to only charge us \$120 per line per month for a year.

The cause of a mysterious sewer smell in unit 802. The smell was reported to be very strong in August and after opening all walls to expose the vent and drainpipes, no cracks in either were found. Unit 702 walls were also open, but no issues were found and no smell.

Our staff has been working on the exterior trash container housing, inspected unit 802 and 702 for the mystery smell, patched and painted unit 802 and 702, assisted with the completion of the epoxy lining project.

Remodel of units include, unit 508 flooring, unit 906 new window system in living room, unit 1006 completion of remaining items from last season unit remodel.

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### **Committee Reports:**

**L&R:** Jan Zobrist reports that the L&R financials are over budget by \$40,000 due to utility costs. L&R is waiting for funds from the Employee Retention Credit. The committee approved an Enforcement policy for L&R which will allow L&R to enforce rules directly and remove the violation procedure from the buildings when an L&R rule is violated.

**Facilities:** Jan Zobrist reports Bear Flag Restoration is investigating and doing tests on the lagoon to provide a cost for repairs.

**Recreation:** Jan Zobrist reports the Roeder was closed for repairs.

**Landscape:** Jan Zobrist reports that where the melaleuca tree was removed in the east corner of El Encanto, three dwarf Santa Barbara Salvia plants will be added.

**Insurance:** Lisa Portnoff reports Kirk Miller, our Farmers Insurance Agent, recommended we plan for a 50% increase for the 2024 fiscal year.

**Beach Club:** Jan Zobrist reports that the Halloween party will be on Friday, October 27<sup>th</sup>.

**Enforcement:** No Report.

**Community Alliance:** Terry Zack reports that the Wednesday, October 5<sup>th</sup> Townhall meeting power point presentation did not work. Caltrans approved the plans for the median on highway 75.

**Oversight Design Committee – Fountain Task Force:** Perla Bustamante reports we are waiting for an additional rendering to provide options for our owners regarding the fountains and entryway.

**Reserve and Budget Committee:** Lisa Portnoff reports that the Reserve Study is being updated for annual disclosures. Special assessment approval is needed for our reserve funds to not be depleted.

### **New Business**

2024 FY Budget Approval. The vote to approve the budget has been tabled until the organizational meeting on November 11<sup>th</sup>.

Petition Unit 205 for additional bathroom. Unit 205 petitioned the Board to allow the addition of a third bathroom to the existing waste line of their guest bathroom. Hec's Plumbing provided a stack analysis that shows the number of fixture units that a waste line can handle, and that the

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additional bathroom would be well within the limit. MOTION by Alex Fitzpatrick, 2<sup>ND</sup> by Brent Yoder to approve the additional bathroom for unit 205. APPROVED by 5-0 vote.

### **Unfinished Business**

Electric Vehicle Charging Update. Our owner from unit 203 sent a letter to the Board recommending that we measure the use of electricity and make coordinated use of charging so that two neighboring parking spaces could connect to one charging station. The Board asked the manager to explore this as an option.

Sealing of Windows. We will be offering owners the opportunity to reseal windows as we start our exterior spalling work in rotation.

The next meeting will be our Annual Homeowner meeting on Saturday, November 11<sup>th</sup> at 11:00 AM at the Roeder and via Zoom.

There being no further business the meeting was adjourned at 11:08 AM.