

## Coronado Shores Condominium Association #9

### HILITES OF MEETING BOARD OF DIRECTORS

SEPTEMBER 18, 2014

Directors Present: Hal Aronson, President  
Gail Adams, Secretary  
Sue Welch, Treasurer  
Lloyd Sauter, Member

Director Absent: Bob Hendricks, Vice President

Also Present: Interested Owners (sign-in sheet attached to original minutes)  
Karen Oyanguren, General Manager, EBMC

#### OPEN TIME FOR OWNERS

Although not in attendance, an owner had suggested that cameras, as well as heating and air conditioning, be installed inside the elevator cabs. Furthermore, she requested that the hallways be maintained to a cooler temperature in the summer.

#### FINANCIAL ISSUES

**Financial Report Correction:** A prior balance of \$9,050 that had been carried over on the balance sheet from the previous accounting firm and that consisted of Architectural Remodeling Fees over several years was correctly listed as an asset, not a liability.

**2015 Proposed Budget:** Management will submit the 2015 proposed budget to the Audit Committee to prepare a recommendation to the Board for approval at the October 16, 2014, meeting.

**Annual Financial Review or Audit:** The Audit Committee will make a recommendation to the Board at its next meeting.

**Delinquent Accounts:** As of August 31, 2014, the receivables totaled \$4,548.13. A status report on collection matters will be discussed in Executive Session.

#### EL MIRADOR BUILDING COMMITTEE REPORTS

**Landscape Committee:** Sandy Strickland was unable to attend the meeting; however, she had reported that Buena Vista Landscaping will begin work the first half of October. The maintenance service contract (\$270 month) provides for weekly visits and includes the terrace plants.

**Audit Committee:** Anne Hendricks submitted a written report and requested to be placed on the October meeting agenda.

**Design Committee:** Gail Adams reported that Design Committee members Sue Welch, Bob Hendricks and Lloyd Sauter visited several buildings on campus and downtown to photograph interior halls and doors. Their collective opinion was to reduce the scope of work to include new stock (rather than custom) carpet, a solid surface floor at the entrance and lighter color options for the door and frame. A revised proposal was requested and received from Anne Rae Designs. Upon motion made, seconded and unanimously carried, the \$2,000 contract was approved and signed. Future meetings are anticipated the week of October 13 and again the week of November 17, 2014.

#### OTHER COMMITTEE REPORTS

**L & R Committee and Facilities Sub-Committee:** Gail Adams reported that the Health Club will be closed until April, 2015. The City of Coronado is offering Coronado Shores residents a reasonable rate. Sharp Hospital also has an exercise room facility available. Although not all equipment will be replaced, approximately \$109,000 will be spent on new equipment.

**L & R Landscape Sub-Committee:** General Manager Karen Oyanguren attended the Landscape Sub-Committee inspection and meeting. Sandy Strickland has agreed to participate in the future. A separate meeting with several committee members will be scheduled to discuss options for the replacement of the large naked coral tree that broke and had to be removed from the northeast

section of lawn behind El Mirador. In addition, the Chairman had proposed removing a section of tall shrubs under a tree at the northeast corner of the building. Without a proposal to replace plant material, the El Mirador Board opposed removing the shrubs.

**Beach Club Committee:** A written report from Therese Abboud was submitted. Gail Adams had suggested an Art Appreciation Program be introduced on Thursday evenings. Plans for a Halloween costume party on Friday, Oct. 31, 2014, from 7:00 to 9:30 P.M. are in progress.

**Enforcement Committee:** The contractor parking permit fee of \$200 per "permit" type remodeling job became effective September 2, 2014. The fee will be used for street cleaning and maintenance.

### **NEW BUSINESS**

**Personal Time Off:** A proposal that had been submitted by Bob Hendricks to designate two "sick" days as personal time off was reviewed and discussed. Upon motion made, seconded and carried, the Board approved and adopted the policy for eligible employees to request a maximum of two (2) days of Personal Time Off (PTO) for discretionary use each calendar year to be charged against their annual sick days allocation.

**Employee Health and Dental Insurance:** Discussion took place regarding the increasing cost of the health and dental insurance premiums. The current premium is \$495.22 for health plus \$28.05 for dental (total of \$523.27) per full-time employee. Following a lengthy discussion, it was moved, seconded and carried to establish a limit of \$500 towards health and dental insurance premium per full-time employee effective January 1, 2015. The employee will be responsible for any amount over the \$500 limit as a payroll deduction.

**Holiday Party:** Discussion took place regarding plans for the 2014 Holiday Party. The date of Saturday, December 20, 2014 was selected and a budget of \$3,500 was established. A letter from an owner offering to plan an event catered by the DZ Akins Deli was reviewed and discussed. Upon motion duly made, seconded and carried, Sue Welch was appointed to chair the Holiday Party.

**Water Leaks and Damage Responsibility:** Management continues to work on preparing a written protocol, policy and procedure regarding water leaks and damage responsibility.

**Electric Vehicle Charging Stations:** Management continues to research methods of providing electric car charging stations that will be reviewed and discussed with Mike Dabbar. A second option to install five (5) charging stations in the association owned parking spaces in the lower garage was presented by Heidi Krantz, representative of NRG eVgo. The total installation cost of \$15,469 would be shared with \$11,844 paid by NRG eVgo and the remaining \$3,625 would be paid by El Mirador. This proposal is valid until November 30, 2014.

**Web Site:** General Manager Karen Oyanguren reported that the El Mirador link on the Coronado Shores web page (<http://www.coronadoshores.org>) has been updated; however, it would benefit from additional input from volunteers.

**E-Mail Addresses:** Discussion took place regarding the Board members using personal e-mail addresses for Association business. Upon motion made, seconded and carried, a new address will be created for Association business only.

**Legal Symposium:** the annual legal symposium presented by Epstein Grinnell is scheduled for Friday, November 7, 2014, from 8:00 A.M. to 4:00 P.M. and is free to clients. Hal Aronson and Karen Oyanguren are registered; other Board members are encouraged to register as soon as possible as seating is limited.

### **FUTURE MEETINGS**

Board meetings are normally held the third Thursday of the month at 9:00 A.M. in the activities/meeting room. The next meeting is scheduled for Thursday, October 16, 2014, at which time the 2015 budget will be determined. Subsequently, there will be a meeting scheduled for Thursday, November 20, 2014. Unless absolutely necessary, there will not be a Board meeting scheduled for December.