

Coronado Shores Condominium Association #9

MINUTES OF MEETING BOARD OF DIRECTORS

FEBRUARY 19, 2015

A meeting of the Board of Directors of the Coronado Shores Condominium Association #9 was called to order by President Hal Aronson at 9:00 A.M. on Thursday, February 19, 2015, in the activities room located at 1820 Avenida Del Mundo, Coronado, CA, 92118.

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

Also Present: Interested Owners (sign-in sheet attached to original minutes)
Kristin Kostamo McNeil, Anne Rae Designs
Karen Oyanguren, General Manager, Eugene Burger Management

OPEN TIME FOR OWNERS

Other than to make a committee report, there were no other issues brought before the Board.

CONSENT AGENDA

Upon motion duly made, seconded and carried, the following Consent Agenda items were approved:

January 15, 2015, Board of Directors Meeting Minutes and Executive Session minutes
January 31, 2015, Financial Statement (accepted and placed on file for audit)

FINANCIAL ISSUES

2014 Year End Financial Review: The report and tax returns prepared by Newman and Associates has been received and presented to the Board and Audit Committee for review.

Excess Operating Income: Overall, the year-end operations resulted in approximately \$68,000 of excess income over expenses. As approved by the membership and Board of Directors, upon receipt of the auditor's report and determination of the final amount, it will be distributed among the reserve categories.

Investment Recommendation: A recommendation from Morgan Stanley Smith Barney to ladder approximately \$400,000 in C.D. investments to renew over the next 18 to 36 months was reviewed and upon motion made, seconded and carried, approved. Approximately \$200,000 plus the monthly contribution of about \$18,000 remains liquid in the MSSB money market account.

Delinquent Accounts: As of January 31, 2015, the accounts receivable totaled approximately \$16,500. It was noted that a few owners had not recognized the increased monthly assessment that became effective January 1, 2015,

EL MIRADOR BUILDING COMMITTEE REPORTS

Audit Committee: Anne Hendricks had previously reported that the committee plans to conduct an "exit" interview with the CPA after reviewing the annual audit report and tax returns he has prepared.

Design Committee: Kristin Kostamo McNeil of Anne Rae Design was in attendance to present the bid documents for review. It was agreed that the Board would respond within one week. Following any corrections or modifications, the documents would be submitted to White Construction, QualCraft and Select Builders. Those proposals should be received by the end of March.

As per Board approval at the January 15, 2015 meeting, installation of a prototype (unit #506) using the revised materials selected will proceed at a cost not to exceed \$15,000. Installation should be completed by April 30, 2015 with special assessment ballots mailed to owners around that same timeframe.

OTHER COMMITTEE REPORTS

L & R Committee and Facilities Sub-Committee: Gail Adams reported the Health Club renovation project is on schedule to re-open by the end of March. The L & R Committee is also reviewing options for updating the "Easy Lobby" computer software program used for vehicle entry control and preparing a scope of services for a Strategic Planning session.

L & R Landscape Sub-Committee: Sandy Strickland reported that a suitable naked coral tree specimen has been located. Upon viewing a color photo, the Board agreed with the selection.

Beach Club Committee: Therese Abboud submitted a written report of the February meeting. Future activities include a Night at the Opera (2.26.15) and a Potato Party (4.8.15).

Insurance Committee: The Insurance Committee met on January 16, 2015 to review the one proposal for building coverage. The amount of coverage increased 3% with a premium increase of about 3.5%. The El Mirador annual premium is \$47,906.

The next committee meeting is scheduled for March 17, 2015 to review worker's comp proposals (renews 4.1.15). Upon motion made, seconded and unanimously carried, the Board authorized Mike Dabbar to vote at his discretion on behalf of El Mirador.

Enforcement Committee: John Dehler reported that the policy (effective 9.2.14) to charge contractors a \$200 access fee approximately \$7,200 of which \$200 per month is being expended to clean the roadways. Excess funds will be used for general maintenance of the roadways. The issue of excess funds will be addressed at the next Enforcement Committee meeting.

NEW BUSINESS

Annual Meeting: The membership meeting will be held at 10 A.M. on Saturday, March 21, 2015 in the lobby. There being no other candidates, incumbents Sue Welch, Bob Hendricks and Lloyd Sauter agreed to be placed on the ballot and election materials were mailed. A quorum of 33 1/3 (50 units) is necessary to conduct the meeting.

The annual lottery drawing for rental of five single spaces (\$800 each) and one tandem space (\$1,600) will be conducted at the annual meeting. The five common area parking spaces have been prepared as electric car charging stations. Therefore, should there be a request to install an electric car charging station, the actual location of the "leased" space is subject to exchange.

Automatic Door Openers: Stanley Access, Inc. advised that the installation warranty period expired on 1.23.15. Options to consider included an extended warranty for up to five years at a rate of \$1,701.71 per year (\$425.43 x four doors) or preventative maintenance contracts at \$850.94; \$792 or \$550 per year. Upon motion made, seconded and unanimously carried, the Board approved a preventative maintenance program not to exceed \$792 annually.

Mechanical Engineers: Discussion took place regarding the evaluation of the plumbing systems. Management reported that more than one of the mechanical engineers recommended obtaining computer generated drawings of the systems as a replacement of the original blueprints. Two such proposals ranging between \$20,000 and \$30,000 have been received. More information will follow.

FUTURE MEETINGS

The Annual Meeting of Members will be held at 10 A.M. on Saturday, March 21, 2015 in the Lobby.

The next Board of Directors meeting will be held on Thursday, April 16, 2015.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned into an Executive Session to discuss collection of delinquent accounts and third party contracts.

Karen Oyanguren, Recording Secretary