

**Coronado Shores Condominium Association No. 10  
“La Princesa Tower”**

**Minutes <> August 18, 2017**

The Board of Directors of Coronado Shores Condominium Association No. 10 held a regular meeting on Friday, August 18, 2017 in the Building Manager’s office of La Princesa Tower.

**I. The meeting was called to order at 10:00 am.**

**II. Those present:** Andrew Brunhart, President  
Ron Leeds, Vice-President  
Thomas Vince, Treasurer (telephonically)  
Kathryn Grosnoff, Secretary  
Jan Zobrist, Director

Mr. Barr (209)	Mrs. Phillips (801)
Mrs. Smith (606)	Mrs. Vince (1003)
Mrs. Leeds (607)	Mr. Nix (1005)
Mrs. Daniels (704)	Mrs. Blumenthal (1204)
	Mr. Gladstone (1509)

Present near meeting start with an early departure:  
Jerry McDonald, Complex General Manager  
Myssie McCann, Owner Coronado Shores Company  
Tina, Agent at Coronado Shores Company

**III. Oral and Written Communication:**

**Oral Communication:**

A resident spoke of his grandson being slapped by a renter’s child, and of his wife being denied exit from the building in her car by the same child on a skate board. Both the slapped child’s brother and the resident’s wife witnessed the first incident. Mr. Brunhart said that he has discoursed with the owner of the unit concerning other violations, citing our three-strike rule. This renter is now at 2.9 strikes.

The same resident complained of a door person’s inaction in opening the door for a person carrying bags, and not calling when guests have arrived. Mr. Brunhart stated that this is not in compliance with job specifications. Another door person was cited with the inability to understand English. Mr. Leeds said that the employee in question was only working one more weekend in the building.

This resident noted that an owner displayed signs of dementia. Mr. Brunhart stated that the county of San Diego had been notified, and is handling this.

The status of the building engineer was questioned. Mr. Brunhart confirmed that the building engineer is an employee, and the new building manager will address personnel matters when he or she is established in the manager position.

Electrical vehicle charging must be addressed, as the number of cars requiring this amenity are increasing. Jerry McDonald, complex general manager, addressed the group concerning three requirements necessary for an owner to install a charger.

1. The architectural committee must approve of the charging system.
2. The owner must carry insurance in case of damage.
3. The owner must agree to bear the financial burden of the electricity used.

Mr. McDonald does not see the complex installing charging stations in the common area. The board was encouraged to ask their owners for input on their needs.

Ms. McCann addressed the problem of the renter, who had rented through her Coronado Shores Company. This is the renter involved with illegal electrical usage in the garage, and the assault of a resident's grandchild. Mr. Brunhart will visit Ms. McCann's office this afternoon with additional information.

#### Written Communication

A letter was received from Mr. Jose Daniel Kabbaz in connection with his remodel of units 701 and 710, asking for a remodeling extension. This being a later agenda item, the matter was tabled until later in the meeting.

The matter of spraying for mosquitoes was addressed. The company providing pest control has provided this service for the previous four years. They have never sprayed for mosquitoes. They say it is ineffective, and they refused to perform it. Mr. Brunhart cited standing water at the terrace level as being the main culprit in the mosquito problem and that this is being addressed.

#### IV. Minutes of Previous Meetings

The minutes of the July 21, 2017 meeting were presented for approval. The vote to approve was unanimous.

#### V. July 2017 Financial Report

Mr. Brunhart gave the financial report, since Mr. Vince was attending telephonically. Mr. Brunhart noted that the budget was favorable in the amount of \$38,638 in the black through the end of July. Mrs. Zobrist made a motion with a second by Mr. Leeds to accept the July 2017 financial report for audit. The vote to accept the report was unanimous.

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

A representative of the Literary Arts Commission asked for the permission of the Beach Club Committee to place a ballot box in the Beach Club for resident votes on the best "Coronado Community Read." Permission was granted.

The financial report was given by Jerry McDonald, complex general manager. Year-to-date, the Beach Club is in the red as to budgeted loss. The budgeted amount of loss at year's end is projected to exceed its budgeted loss for the fiscal year. Jerry made the point that the Beach Club should be a first-class amenity, needing more support from the L&R budget.

Food will be available for purchase from 6 PM to 7 PM on Friday, September 1, prior to the band playing from 7 PM to 9 PM. Additional ways to provide for purchase were discussed as an incentive to increase bar sales.

Bingo cards continue to be \$5.00 each for Monday bingo. Half time cards will remain at \$2.00 each. Bunco will be cancelled for the month of September. New game options will be explored.

The fashion show was greatly enjoyed by attendees. The chair has resigned from future shows, so the fate of the fashion show is in question.

The Larry Delrose Variety Show on August 19 from 7 PM to 9 PM is a sell-out. The cost of \$10.00 covers audio equipment.

## VII. Landscape & Recreation Committee Report. Mrs. Grosnoff gave the report.

Gail Adams and Bob Garson spoke in favor of increasing accessibility throughout the complex. Jan Zobrist reported the success of the first "More at the Shores" event. Beth Malcahy voiced that a 2% increase in budget is not sufficient to maintain The Shores at a luxury level.

Allied Universal reported on infractions and citations. The procedure for citations, once they are issued to the offender, is to deliver a copy to the resident's building. The building then takes action as it sees fit, and reports back to L&R as to the resolution.

A new format for financial statements was approved.

A vote in favor of raising the cost of ID cards to \$40 was approved. This resulted in an annual operating budget for 2018 at a reduced assessment in the amount of .18% less than last year's budget. The approval of the 2018 operating budget was passed unanimously.

The 2018 capital replacement budget was approved for a total of \$300,000. The TBD amount of \$46,000 was apportioned to two line items. \$16,000 was added to the replacement of gym equipment, and \$30,000 was assigned to the construction of a bathroom for tennis courts one through six.

It was noted that L&R is not responsible for the treatment of mosquitoes, which is performed by each individual building.

The wheel chair lift at the gym is installed. It is missing the hinge to hook it to the elevator shaft. Following the installation of the hinge, the state must perform an inspection. This may take 30 days.

A sample pool gate is being made. When approved, the additional five needed will be ordered.

The seaside wall needs to be repaired and painted. The first bid received is for \$18,000.

The contract for the lagoon design has been awarded to David Reed. His design focus is to be traditional, according to input from the buildings.

Off-site storage is being taken for the many records that must be preserved by L&R.

SCT Reserve Consultants will evaluate our reserve plans at level three. The approved cost of this service is \$600. A property assessment will be done for \$5,000. This may be followed by a maintenance plan for an additional \$5,000.

**VIII. Landscaping Sub-Committee. Mrs. Zobrist gave the report.**

Plants are being transplanted from other locations within the complex to fill in areas behind La Princesa. If our building would like to purchase additional plants, L&R will have them planted.

No new flowers will be planted until the trees that are scheduled for removal are removed.

**IX. Elevator Cab Walls Adhoc Committee. Mrs. Vince gave the report.**

Replacement of the cab wall material with FORMICA is planned to occur October 2 and 3. Each elevator will be non-operational for one day while this happens.

**X. Television/Internet/Phone Service Adhoc Committee. Mr. Brunhart gave the report.**

Revised Proposals had been requested from DIRECTV and Spectrum. DIRECTV is meeting with Mr. Brunhart and Mr. Leeds today at 2 PM. The results will be brought to the board in September.

**XI. Unfinished Business.**

The La Princesa Rules and Regulations for Remodeling were revised by Mr. Brunhart. Refinements included allowing up to four full remodels and two partial remodels at one time, permits MAY be provided at the pre-remodeling conference, the excluded government holidays for remodeling will include the Friday following a Thursday holiday, and the combining of adjacent units where a concrete wall does not exist. Mrs. Grosnoff moved that the draft La Princesa Rules and Regulations for Remodeling be adopted as revised, subject to incorporating the modifications provided by the board. Mrs. Zobrist seconded the motion, which was approved unanimously.

The resolution appointing La Princesa primary and alternate representatives to Coronado Shores Landscape & Recreation Committee naming Kathryn Grosnoff as primary, Jan Zobrist as primary alternate, and Ron Leeds as secondary alternate was presented. Mr. Leeds made the motion to approve, with a second by Mrs. Zobrist. The resolution was passed unanimously.

The resolution appointing La Princesa primary and alternate representatives to Coronado Shores Insurance Committee naming Tom Vince as its representative member, Ron Leeds as primary alternate, and Andrew Brunhart as secondary alternate was presented. Mr. Leeds made the motion to approve, with a second by Mrs. Zobrist. The resolution was passed unanimously.

The resolution appointing La Princesa primary and alternate representatives to Coronado Shores Enforcement Committee naming Andrew Brunhart as primary, and Tom Vince as primary alternate was presented. Mr. Leeds made the motion to approve, with a second by Mrs. Zobrist. The resolution was passed unanimously.

A drawing was made to determine assignment of association parking spaces to lottery winners. Jim Nix was assigned to spot #90 and Peter Mychaels to spot #93.

The proposal for elevator camera installation shows that two separate wiring operations need to occur. The first contractor bid is for \$3,288 to provide cameras and install wiring from the rooftop elevator room to the front desk. The second proposal to install wiring from each elevator cab to the appropriate point in the rooftop elevator room will be received soon.

The proposal for installing lattice and mesh on the sides of the fire sprinkler tank enclosure was investigated. A decision was made to perform the work in-house.

A proposal to correct safety hazards identified by Everest National's inspection was presented by Mr. Brunhart. The correction of a tripping hazard at the entrance to the building manager's office, and the replacement of concrete stairs on the roof and to secure the railing support were voted on with a motion by Mr. Leeds and a second by Mrs. Zobrist. The vote was unanimous to the affirmative.

The IRA account funding for employees will be taken up at the September meeting.

## **XII. New Business**

The waiving of late fees for an owner who was six months in arrears was resolved by waiving two of the six months, and enforcing four of the months. This motion was made by Mr. Leeds and a second by Mrs. Grosnoff. The passage was unanimous.

The cleaning and relining of sewer lines was presented by Mr. Brunhart at a cost of \$14,750 for line one, and \$23,500 for line two. Approval for line one was unanimous on a motion by Mrs. Zobrist, with a second by Mr. Leeds. Action on line two was tabled until the September meeting, when reserve figures can be accurately determined.

Mr. Brunhart presented a proposal to replace heating hot water pump seals at a cost of \$2,454. The motion to approve was made by Mr. Leeds, with a second by Mrs. Zobrist. The affirmative vote was unanimous.

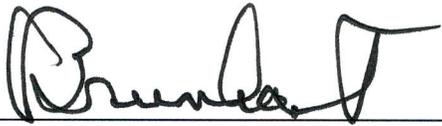
The manager's report was tabled to the September meeting.

Architectural Review Committee: Mr. Brunhart gave the report.

The Remodeling Log was reviewed. Two remodels are set to begin on September 6. A third unit is pending submission of a request. The approval of a 45-day remodeling extension of units 701/710 was passed with the proviso that the pre-remodel conference be adhered to. The motion was made by Mrs. Zobrist, with a second by Mr. Leeds. The approval was unanimous.

**XIII. Being no more business, the meeting was adjourned at 1:05 PM.**

**Executive Session: The Board of Directors met in Executive Session on August 11, 2017 to consider a personnel matter.**



**Andrew Brunhart, President**



**Kathryn Groszoff, Secretary**