

**MINUTES OF THE VIRTUAL REGULAR MEETING OF THE  
BOARD OF DIRECTORS HELD IN THE MANAGER'S OFFICE  
WEDNESDAY MARCH 16, 2022**

The President, Mr. Nicoll, called the meeting to order at 1:00 PM stating that a quorum was present. Those other Board members in attendance were Karen Perry and Sara Smith, via zoom Linda Shenwick and John Robinson.

The Manager Anthony Diaz was present, homeowners present were Mr. Lynn Kovar, via zoom Mrs. Terri Louden.

The Karen Perry motion "to accept the minutes of the January 19, 2022, meeting minutes as written". John Robinson seconded the motion which carried unanimously 5/0.

The Karen Perry motion "to accept the minutes of the February 14, 2022, special meeting minutes as written". John Robinson seconded the motion which carried unanimously 5/0.

**Paraphrased:**

**Homeowner Comments:**

**Paraphrased:**

Mr. Lynn Kovar. Requested development of the capacity to power electric vehicles (EV) cars in Las Flores Tower garages because it is part of a national trend with more electric cars and EV charging stations. Homeowners and residents will start buying EV's and they would want to charge their vehicles in the building. Therefore, the Board should begin right away in getting the necessary upgrades to the building to support EV cars. Mrs. Terri Louden agrees with Mr. Lynn Kovar's comment.

**Treasurer's Report:**

John Robinson

Mr. Robinson reviewed the 2021 end of year financials and stated approximately \$20,000 in surplus as of Dec. 31, 2021. He recommended that the Board meet in Executive Session to discuss possible allocation of this money to address inflationary impact on employee salaries.

He discussed the same inflationary issues on the budgets of the homeowners and that, if possible, he will make every attempt to provide a 2023 budget that does not include an increase on monthly assessments. He further hoped that there would be no monthly assessment increase in 2024.

Part of this goal is since the owners will be facing, if approved by owner vote, a large special assessment to cover the costs of replacing rooftop equipment (boilers and heaters primarily but also all associated related engineering requirements) either late this year or in 2023. He projected project start early 2023 with assessment letter to owners this year.

As far as the year-to-date financials, Mr. Robinson said it was hard to make a specific comment on budget surpluses or deficits at this time since of the front loading of certain expenditures, but that in his opinion, as the year progresses, we should be close, but over, budget in due to greatly increased energy costs. He felt that by the June board meeting, we will have a more comprehensive estimate of budget to date and the impact of increasing costs to the association in nearly all areas of expenditures.

He also stated that the just completed financial audit found all in order and that the manager will be taking for action certain adjustments to the 2021 financials as recommended by the auditors.

Linda Shenwick stated that it was too early for the board to make any promises on future monthly assessments caps. She also stated that the special assessment might include more items than just the rooftop equipment.

**Manager's Report:** Anthony Diaz. The Manager gave his report and provided a written report to the Board members for review. (See attached).

**Beach Advisory Group:**

Cheryl Nicoll

The advisory group talked about keeping minors at the Roeder's with games and movies at the Beach Club where the coffee cart use to be. The objective is to provide age-appropriate activities at the Beach Club. There will be a cost of \$400 for equipment and \$200 for the movie rentals, a total of \$600.

Jerry will attend an insurance meeting to find out the rules regarding dogs in the pool area.

The city is going to give the shores a \$20,000 check for a concert behind La Perla like we had before to celebrate the shores 50<sup>th</sup> anniversary; the concert will be opened to the public. We are also planning to celebrate our 50<sup>th</sup> anniversary for owners and renters only at the beach club and in the pool area. The last thing discussed was to bring back the Casino Night, since it was a success before.

**Landscape and Recreational Committee:**

Karen Perry.

L&R approved the BBQ project for all 4 pools. There will be one additional BBQ at each pool. New BBQs have a higher BTU rating. The Beach Club pool will need to have a new gas line installed to accommodate the higher rating. The Cabrillo and El Camino

BBQ area will have new countertops and backsplash. They will also require vents to be code compliant.

L&R also approved new HVAC for the Beach Club and Health Club. Extra pool monitors were approved for busy weekends. The Beach Club pool area has experienced problem behavior. A glass bottle broke and the glass ended up in the pool which required the pool to be drained. Extra security cameras are being considered. A small ad-hoc committee was formed to investigate additional possibilities for the wall and the remaining old glass panels.

Proposed remaining projects include the strand perimeter wall and a Cabrillo wall. I believe there are more important projects that should be considered such as a new Roeder roof. It has missing tiles and roof tiles go up in a storm at the front ridge area. Also, additional security cameras and what to do with lost space area where the Beach Club elevator used to be should be considered. That area has turned into a storage dump. The old glass panels are still there and before they are changed out, I think we should give some thought to how the area can be made more useful.

One representative is advocating for a new full-time position to coordinate children and adult activities. This is not in the 2022 operating budget. I feel that our volunteers can and have adequately handled these functions.

**Finance and Budget Committee:**

John Robinson.

Covered by Mr. Robinson during his Treasurer's comments.

**Facilities Advisory Group: NTR**

Karen Perry

**Landscape Advisory Group:**

Diane Rutherford.

Walk around - discussed fence and "no dogs on grass" sign around park at Ave del Sol. Gate to the area tabled.

Discussed plantings throughout the campus - cleaning up older perennials, trimming plants, keeping line-of-sight lines for all low automobiles coming in/out of buildings and campus gated areas. Asked Peter V. to keep the bushes behind Las Flores (in the ivy) trimmed down.

Presented the spreadsheet tool for all the buildings to use in recording and tracking their landscape projects. We will send out 3/16 in hope each building manages their projects. Building 11 will be added as L&R common areas (pools, central entrances, etc.) to keep their projects identified as well.

Once each building returns their spreadsheet, Paul will merge and send back for everyone to see the list.

Some facilities discussion about a southern campus "wall" at El Mirador and El Camino. Very expensive. It will be discussed/voted on the L&R meeting Thursday.

**Community Alliance Group:**

Sara Smith

There will be an upcoming townhall meeting with the city manager.

**Seawall and Roadways Committee:**

John Robinson.

The removal of El Camino trees due to root intrusion into sewer lines has been sent to L and R committee for decision and if the next step should be employment of a civil engineer to evaluate the situation. No decision to date on the trees.

Sewer flow meter on Shores side of sewer from Hotel Del tie-in refused by City.

Pump station project (to prevent flooding in L and R office spaces, delayed due to lack of response from City. Downstream company will call City to try to get permitting process moving.

**Insurance Committee:**

John Robinson.

Farmers Insurance contract approved for liability policy.

Workman's Comp policy approved.

All employees, board members, committee members and volunteers covered by workman's comp policy.

Further competitive bids for liability policy will be pursued for 2023 policy.

**Governing Documents/Rules/Legal: NTR**

Linda Shenwick

**House Committee:** See attached report.

Board

**UNFINISHED/OLD BUSINESS:** None

**NEW BUSINESS:**

Introduce new Engineer to the Board

Anthony Diaz

Presented to the Board and homeowners Keith Kappen's replacement Mr. Ernesto Derosas.

Presented quote proposal for building spalling work: Anthony Diaz.

Board considered the five quotes from manager and recommended Vertical Restoration to conduct the spalling repairs to the building at a cost of \$47,000.00. Karen Perry motioned "to approve Vertical Restoration for the building spalling repairs and that the funds would be taken out of the reserve account to pay for the repairs". Sara Smith seconded the motion which carried unanimously 5/0.

Present quote proposal for building terrace topcoat sealer. Anthony Diaz

Board considered the three quotes presented and recommended Deck Kotings Unlimited to conduct the terrace topcoat sealer maintenance at a cost of \$18,000.00. Karen Perry motioned "to approve Deck Kotings for the building terrace topcoat sealer project and that the funds would be taken out of the reserve account to pay for the maintenance". John Robinson seconded the motion which carried unanimously 5/0.

Roof equipment replacement update. Anthony Diaz

Walsh Engineering has the hydronic boiler specifications and currently in the process of selecting them. The domestic tankless water heaters are also being selected and coordinated with vendors. Hydronic piping and details are finalized as well as the plumbing domestic connections. Demolition plans are also being finalized. The specifications will be sent to the Association by the 16<sup>th</sup> or 17<sup>th</sup> of March for review. After the Association reviews the specification, Walsh Engineering would provide a CD set of drawings (once we reviewed the drawings) and will submit them to the City building department for plan check. After that they may choose to go out to bids for pricing, with the understanding that there may be changes to the plans due to the city requirements/comments that could change the price for construction.

Next Meeting will be the Executive Session Board Meeting on March 16, 2022. Scott Nicoll

**ADJOURNMENT:**

There being no further business the meeting was adjourned at 2:11PM.

  
Sara Smith, Secretary

  
Scott Nicoll, President

**Attached Reports:**

**Treasurer's Report for month ending February 28, 2022**

**Reserves**

Balance brought forward from 2021 \$763,540.78 in the Regular Reserve Fund.

Union Bank Statement ending balance as of 28 February, 2022 \$499,967.92.

CalPrivate Bank Statement Balance as of 28 February, 2022 \$301,194.88.

**Currently: 2022**

At the end of February there is \$801,323.80 \* in the Regular Reserve Fund account, kept in the reserve bank account. See Reserve Funds Account Summary for a complete breakdown of Reserve Accounts. This represents that the Association Reserve is currently at approximately 34% funded level based on the revised Reserve Study Update completed October 2019. \*Includes undeposited reserves funds.

\*\*Board funding goal is a minimum of 30% of total reserve obligations based on reserve study.

**Interest Income**

Year to date we have collected a total of \$97.52 in interest. We projected we would receive \$100.00 leaving us under projections at the end of February by \$2.48.

**Operating Budget**

For the month of February, we budgeted \$144,465.00 for assessment income and we actually received \$144,467.00.

For the month of February, we budgeted \$144,465.00 for expenses and actually expended \$123,922.73. leaving us under projected budget expenditures for the month by \$20,542.27. To date ending February 28<sup>th</sup> shows that we are currently under projected budget expenditures for the year 2022 to date by \$11,317.90.

Net Ordinary Income to Budget year to date as of February 28<sup>th</sup> is positive \$11,413.12.

**Notes:**

Sincerely,

For the Treasurer  
Anthony Diaz  
Association Manager

## Treasurer's Report for month ending January 31, 2022

### Reserves

Balance brought forward from 2021 \$763,540.78 in the Regular Reserve Fund.

Union Bank Statement ending balance as of 31 January, 2022 \$481,106.34.

CalPrivate Bank Statement Balance as of 31 January, 2022 \$301,167.15.

### **Currently: 2022**

At the end of January there is \$782,434.49 \* in the Regular Reserve Fund account, kept in the reserve bank account. See Reserve Funds Account Summary for a complete breakdown of Reserve Accounts. This represents that the Association Reserve is currently at approximately 33% funded level based on the revised Reserve Study Update completed October 2019. \*Includes undeposited reserves funds.

\*\*Board funding goal is a minimum of 30% of total reserve obligations based on reserve study.

### Interest Income

Year to date we have collected a total of \$50.96 in interest. We projected we would receive \$50.00 leaving us over projections at the end of January by \$0.96.

### Operating Budget

For the month of January, we budgeted \$144,465.00 for assessment income and we actually received \$144,562.70.

For the month of January, we budgeted \$144,465.00 for expenses and actually expended \$153,689.37. leaving us over projected budget expenditures for the month by \$9,224.37. To date ending January 31<sup>st</sup> shows that we are currently over projected budget expenditures for the year 2022 to date by \$9,224.37.

Net Ordinary Income to Budget year to date as of January 31<sup>st</sup> is positive \$9,125.71.

### **Notes:**

Sincerely,

For the Treasurer  
Anthony Diaz  
Association Manager

### **Manager's Report:**

CPA 2021 audit is complete. No issues or recommendations were made to the association. Surplus of \$22,627.

### **Report on Financial Statements:**

Audited the Financial statements of Condo Association NO.4 which comprised of the following:

- a. Balance sheet as of December 31, 2021
- b. Statement of revenue, expenses
- c. Changes in fund balance and cash flows for year ended 2021
- d. Related notes to the financial statements

### **Auditor's opinion:**

"The financial position of Coronado Shores Condominium NO.4 as of December 31, 2021, and the results of its operation and its cash flows for the year then ended in conformity with generally accepted accounting principles in the United States of America".

1. Freedom Electric Mr. Whalen came over to evaluate our EV electrical set up. He said he could put in a 100 AMP sub-panel and run power to the garage parking stalls. He is still doing calculation how many charging station it will carry... More to follow. He is also doing research to see if we are up to code with current set-up.
2. Had tech from Cla-Val rebuild the three pressure control valves for the house pumps.
3. Obtaining bids to replace (3) 4" gate valves and (1) 3" gate valve and a check valve for the pump room. These valves are made of steel and the internals were epoxy coated many years ago. This coating has failed, and the valves are rusting from the inside out approximate cost for replacing all valves is \$10-15K. Recommended Board approval of expenditure from the reserve account. John Robinson motioned "to approve the funds from reserves" Scott Nicoll seconded the motion which carried unanimously 5/0.
4. Control panel fire zone AMP in the lower power room for the alarm system overheated during ADT operational test/inspection. New control fire zone AMP was installed at a cost of \$5348.88. Expense to be taken out of the reserve funds upon Board approval. John Robinson motioned "to approve the funds from the reserves to pay for the replacement of the alarm system control panel fire zone AMP". Scott Nicoll seconded the motion which carried unanimously 5/0.
5. Obtaining quotes for epoxy injection/topcoat for parking garages; we have several cracks that need to be addressed. Will give update and quote status during May 2022 Board meeting.
6. Duthie Power conducted load test and automatic transfer test on the generator, test was satisfactory. However, the Electronic Control Readout (ECU) Screen is OOC and



needs to be replaced in order to manual test Automatic Transfer Switch (ATF). Duthie Power is going to give us a quote for replacement.

7. Partial clog on drain line that services 05/06 stack bathroom and kitchen. While clearing the clog, deteriorated pipe in the pump room was damaged and started leaking and requires replacement. Approximately \$500.00 cost.
8. Replaced chemical injection system for cooling tower.
9. Window washing is scheduled for next week March 22, 2022.
10. 1 exhaust fan OOC for 04 stack bathroom. Ordered parts to fix.
11. Repaired two exhaust fans for 3&7 stacks.
12. Parking decals and bike decals are available at the front desk.
13. Most of the parking stalls are a mess.
14. Some units have items attached to their balcony walls, violation of the rules.
15. Adjusted temp on #1 water heater to mid-range (140).
16. Replaced broken handrail by the mechanical room on roof.
17. Repaired leaking fitting and pin holed pipe in garage south.
18. Replaced flow switched on #1 and 2 water heaters.
19. Repaired leak in 102 master bath stack hot water line.
20. Repaired pin hole leak in water line at water heaters in equipment room on roof.
21. Repaired hot water leak in unit 809 hallway bathroom sink, patched drywall holes that were made to find this leak.
22. Did water shut off for 802 to replace all unit angle stops.
23. Garage exhaust system vents are being preserved and painted.
24. Made repairs to sprinkler system for terrace and sides of building
25. Preserved and painted vents on roof.
26. Replaced unit 1504 hot water angle stops to the bar sink. Left angle stops closed at resident's request.
27. Replaced tile on water feature.
28. Obtained vender quotes for spalling work to building and resurface paint on terrace.

### **HOUSE REPORT (Roof, terrace and garages)**

#### **March 16, 2022: Board Meeting**

February 22-25, 2022, inspections:  
Scott Nicol, President  
John Robinson, Treasurer  
Anthony Diaz, Association Manager

The purpose of this report is to inform the Board of Directors and Homeowners of conditions in the Las Flores building that need remedial work. The report also confirms that the staff is timely and satisfactorily correcting these items. Any health or safety concerns that are observed while inspecting the building are also reported.

California Occupational Safety and Health Administration (Cal OSHA) regulations require Las Flores building inspection reports include the names of individuals that conduct the inspection.

The following is a list of conditions in the building that need remedial work and those for which work has been completed since the previous report. Tasks reported as "completed" in previous reports are not repeated in this report. The work completion status is noted for some of the tasks pending completion.

Since each remedial work task is not equally important and the urgency to complete each task is not the same, tasks have been assigned a priority. The priorities are defined as follows:

Priority 1: Items that are health or safety concerns or conditions that have the potential to become future health or safety issues.

Priority 2: Items in need of repair or replacement that are in locations accessible to Homeowners and whose existing condition is unsightly.

Priority 3: Items in locations that are not normally accessible to Homeowners and whose immediate repair or replacement will not result in appreciably accelerating their deterioration or cost to remediate.

The building's staff perform many routines, but very important, maintenance, repair, and housekeeping tasks that are not listed in this report. This report is limited to those work activities planned for a future time and/or ongoing work that needs an extended length of time to finish. In addition, all items that Homeowners have brought to the attention of the Manager or House Committee are included unless they were reported as "completed" in prior reports. This provides a way for the Board to make sure that Homeowners' housekeeping concerns receive consideration and appropriate corrective action.

### **Roof Top & Machinery Room**

1. Roof vent screens need to be ordered and installed.
2. All machinery room shelves and lockers need to be re-organized and inventoried.
3. Northside outboard of building has spalling needs to be repaired during the 2022 spalling work.
4. #2 A/C screen filter needs to be replaced.
5. A/C vents rusty throughout the roof, need to preserve them.
6. Cooling tower room needs to be cleaned.
7. Cooling tower foundation needs to be preserved.
8. A/C vent in cooling tower needs preservation.
9. Roof door hinges going into the cooling tower need preservation.

### **Terrace Common Area & Stairwells Building Perimeter**

1. Cracks on eastside of building planter box, cracks will be fixed during the building spalling repairs early spring 2022.

### **Upper Garage & Store Rooms Employee Restroom**

1. Unit 1503, Parking U-1 Excessive bikes (4), Bikes not registered, stall has trash. Unit 509, Parking U-2 (1) bike not registered (Trash).
2. Unit 709, Parking U-4 (1) bike not registered, unauthorized items (Cardboard boxes).
3. Unit 1609, Parking U-5 Trash in parking stall, unauthorized items (Furniture).
4. Unit 309, Parking U-6 Bikes not registered (3) unauthorized gear stored above locker.
5. Unit 403, Parking U-8 (5) bikes not registered, excessive bikes (1).
6. Unit 109, Parking U-9 Bike not registered (3).
7. Unit 308, Parking U-10 (5) bikes not registered, excessive bikes (1).
8. Unit 609, Parking U-12 Parking stall is very disorganized (Clutter).
9. Unit 101, Parking U-15 Unauthorized items (Firepit, firewood, tennis tutor box), Bikes not registered (2). Very disorganized with a lot of clutter.
10. Unit 105, Parking U-16 Bikes not registered (2).
11. Unit 603, Parking U-19 Unauthorized items (box, golf clubs & sneakers).
12. Unit 406, Parking U-17 disorganized parking stall, unauthorized item (Carpet).
13. Unit 1607, Parking U-22 Bikes not registered (3).
14. Unit 810, Parking U-24 Remove screen above storage box, not authorized.
15. Unit 207, Parking U-28 Unauthorized storage above locker.
16. Unit 210, Parking U-29 Bikes not registered (4).
17. Unit 202, Parking U-31 Bikes not registered (2).
18. Unit 102, Parking U-32 Bikes not registered (4), excessive bikes (2).
19. Unit 1102, Parking U-34 (1) bikes not registered.
20. Unit 510, Parking U-37 (1) bike not registered.
21. Unit 401, Parking U-39 (2) bikes not registered.
22. Unit 407, Parking U-41 Bikes not registered (2), unauthorized items (Trash).

23. Unit 406, Parking U-42 Bike not registered (1).
24. Unit 602, Parking U-47 Parking stall is a disaster, very disorganized.
25. Unit 501, Parking U-50 Bikes not registered (3).
26. Unit 808, Parking U-53 Unauthorized item (Paint).
27. Unit 506, Parking U-56 Excessive bikes (2).
28. Unit 306, Parking U-57 Trash in parking stall.
29. Unit 104, Parking U-58 Unauthorize item, (Firewood).
30. Unit 304, Parking U-60 Bikes not registered (5), excessive bikes (1).
31. Unit 608, Parking U-61 Bikes not registered (4).
32. Unit 1508, Parking U-64 Excessive bikes (5), bikes not registered.
33. Unit 106, Parking U-65 Bikes not registered (4).
34. Unit 1006, Parking U-67 Bikes not registered (2).
35. Unit 1404, Parking U-68 Bikes not registered (3).
36. Unit1008, U-69 Unauthorized items (Car seat), bike not registered (1).
37. Unit 1009, Parking U-70 Bikes not registered (4).
38. Unit 1010 Parking U-71 Bikes not registered (4), unauthorized item (Car battery).

### **Lower Garage & Store Rooms**

1. Unit 903, Parking L-1 Excessive bikes, bikes not registered (9).
2. Unit 1203, Parking L-3 Bikes not registered (3), excessive bikes (1).
3. Unit 909, Parking L-6 Excessive bikes (5), unauthorized items (Tile).
4. Unit 1109, Parking L-8 Bikes not registered (4).
5. Unit 1505, Parking L-14 Bikes not registered (2).
6. Unit 702, Parking L-15 Bikes not Registered (4).
7. Unit 1404, Parking L-17 Unauthorized Items (Mulch & trash), bikes not registered (2).
8. Unit 1610, Parking L-19 Bikes not registered (2).
9. Unit 508, Parking L-22 Bike not registered (1).
10. Unit 1106, Parking L-42 Bike not registered (1).
11. Unit 703, Parking L-44 Bike not registered (2).
12. Unit 705, Parking L-46 Bikes not registered (2).
13. Unit 208, Parking L-47 Bike not registered (1).
14. Unit 1110, Parking L-48 unauthorized items (Trash, clothes, dog bed).

15. Unit 1205, Parking L-52 Unauthorized item (Shelves).
16. Unit 1206, Parking L-53 Unauthorized items (Tile).
17. Unit 1007, Parking L-55 Bikes not registered (2).
18. Unit 1406, Parking L-57 Bike not registered, (3).
19. Unit 503, Parking L- 64 Excessive bikes (4), bikes not registered, (4).
20. Unit 1509, Parking L-65 Excessive bikes (7) bikes not registered (7).
21. Unit 1603, Parking L-68 Bikes not registered (2).
22. Unit 708, Parking L-72 Excessive bikes (7), bikes not registered (7).
23. Unit 303, Parking L-74 Unauthorized Item (Cooking pot, wall picture).
24. Unit 803, Parking L-75 Excessive bikes (3).
25. Unit 1506, Parking L-76 Bikes not registered, (4), excessive bikes (2).
26. Unit 701, Parking L-77 Bikes not registered (3).

**Pump Room in Upper Garage:**

1. Remove cleaning gear from the space.

**Misc. tasks pending completion:**

NTR.

**General Items noted for action:**

1. Eastside of building has rusted spots and a crack on the lower planter box. Will inspect crack for spalling.

Note: For the record the following storage cages have signs attached to the storage lockers in their parking space. Upper 18, 27 & 46 and Lower 48 & 60.

**House Report (Corridor Inspection)**

**March 16, 2022: Board Meeting**

February 22-25, 2022 inspections:

Scott Nicol, President

John Robinson, Treasurer

Anthony Diaz, Association Manager

The purpose of this report is to inform the Board of Directors and Homeowners of conditions in the Las Flores building that are in need of remedial work. The report also confirms that the staff is timely and satisfactorily correcting these items. Any health or safety concerns that are observed while inspecting the building are also reported.

California Occupational Safety and Health Administration (Cal OSHA) regulations require Las Flores building inspection reports include the names of individuals that conduct the inspection.

The following is a list of conditions in the building that are in need of remedial work and those for which work has been completed since the July 14, 2021, report. Tasks reported as "completed" in previous reports are not repeated in this report. The work completion status is noted for some of the tasks pending completion.

Since each remedial work task is not equally important and the urgency to complete each task is not the same, tasks have been assigned a priority. The priorities are defined as follows:

Priority 1: Items that are health or safety concerns or conditions that have the potential to become future health or safety issues.

Priority 2: Items in need of repair or replacement that are in locations accessible to Homeowners and whose existing condition is unsightly.

Priority 3: Items in locations that are normally inaccessible to homeowners and whose immediate repair or replacement will not result in appreciably accelerating their deterioration or cost to remediate.

The building's staff perform many routines, but very important, maintenance, repair, and housekeeping tasks that are not listed in this report. This report is limited to those work activities planned for a future time and/or ongoing work that needs an extended length of time to finish. In addition, all items that Homeowners have brought to the attention of the Manager or House Committee are included unless they were reported as "completed" in prior reports. This provides a way for the Board to make sure that Homeowners' housekeeping concerns receive consideration and appropriate corrective action.

### **Corridors** (Priority 2 unless noted otherwise)

#### **General:**

##### Floor 16:

1. South elevator door chipped.
2. Broken tile in front of north & south elevator doors.

##### Floor 15:

1. North stairway drywall needs repaired
2. Light on overhead is out by unit 1505, needs to be replaced.

##### Floor 14:

1. North and south elevator doors are chipped.

##### Floor 12:

1. North elevator door frame is chipped.

Floor 11

1. North elevator door frame is chipped.

Floor 10:

1. South elevator door frame is chipped.
2. Overhead paint doesn't match by unit 1003. Repaint overhead.

Floor 9:

1. Trash room door frame is chipped in the inside.
2. North & South elevator door frames are chipped.

Floor 8:

1. NTR

Floor: 7

1. North & South elevator door frames are chipped.
2. Hallway sconce are loose and need to be tighten up.

Floor 6:

1. Trash room door frame is chipped in the inside.

Floor 5:

1. North & South elevator door frames are chipped.

Floor 4:

1. Overhead paint above elevators does not match. Repaint overhead.

Floor 3:

1. North & South elevator door frames are chipped.

Floor 2:

1. South vestibule deck going to the terrace level needs to be painted.

Floor 1:

1. Stain on carpet by unit 101.
2. South elevator door frame chipped.

**Note:**

Main Lobby: NTR

**Priority 1 Safety Items:**

**The following units need to fix their smoke stops ASAP: (contact manager for replacement).**

- 1610
- 1606
- 1602
- 1508
- 1506
- 1505
- 1410
- 1407
- 1403
- 1203
- 1110
- 1107
- 1009
- 1007
- 1001
- 1004
- 0909
- 0908
- 0903
- 0808
- 0805
- 0803
- 0801
- 0710
- 0709
- 0707
- 0704
- 0605
- 0506
- 0502
- 0409
- 0408
- 0310
- 0309
- 0307
- 0303
- 0302
- 0110
- 0210
- 0110