

**MINUTES OF THE VIRTUAL REGULAR MEETING OF THE  
BOARD OF DIRECTORS HELD IN THE MANAGER'S OFFICE  
WEDNESDAY SEPTEMBER 21, 2022**

The President, Mr. Nicoll, called the meeting to order at 10:00 AM stating that a quorum was present. Those other Board members in attendance were Karen Perry, Sara Smith, Linda Shenwick and John Robinson via zoom.

The Manager, Anthony Diaz, was present; homeowners present were: Terri Loudon, John Hurlbert and Paula Reyes, listening in for 1008 Mr. Domenzian.

The President motioned "to accept the minutes of the August 17, 2022 Budget Committee meeting as written". Karen Perry seconded the motion which carried unanimously 5/0.

**Homeowner Comments:**

A few of the homeowners present thanked the Board of Directors for the wonderful job they are doing as Board members.

**Treasurer's Report:** (See attached)

John Robinson

At the end of 2021 we had a reserve balance of \$763,000.00, we are currently at \$844,200.86 which is 32% of the current McCaffery reserve analysis report recommendation that was done in 2022. 30% in accordance with their report is adequately funded on the extremely low side, anything below 30% is unsatisfactory. The budget to date is positive \$23,000.00, primarily due to Ernesto leaving and having a salary benefit to budget. For the year we have spent \$70,615.9 from reserves, Tony has listed all those jobs in the reserve account summary. At this point it is hard to say exactly how we are going to end the year now that the new engineer will start in October.

The reserve report specified a contribution in 2023 of \$318,000.00. As Treasurer my only concern is the low funding of reserves as this has been going on for many years. It is very hard once you are at this level to improve on that. We also have a special assessment coming up, the amount of that special assessment is unknow currently.

**Manager's Report:**

Anthony Diaz

The Manager gave his report and provided a written report to the Board members for review. (See attached).

**Beach Club Advisory Group:**

Cheryl Nicoll

Starting in October the Beach Club will not serve alcohol until 3:30PM on Monday Wednesday and Friday based on a survey Mick conducted and they are low on staff. They want put signs up regarding dogs; no dogs will be allowed in the Beach Club.

The Beach Club will host a Halloween party on Friday, October 28, 2022. The band is going to be the New Cadillacs.

**Landscape and Recreational Committee:**

Karen Perry

The 2023 budget was approved for 2023. Operating Assessments will be \$3,129,472. This is a 10.01% increase. The Capital Budget will remain the same at \$500,000. The total increase to the buildings will be 8.51%.

New and additional security cameras will be installed around the campus. The old system has failed. Getting an HVAC system for the L&R office was approved. Both equipment and personnel will benefit from moderate temperatures. A study of the Roeder and Beach Club roofs was approved. It was recommended that a chair be chosen for the EV committee.

The 2021 Audit should be completed by next month. Mark will be exploring ways to look at the comprehensive facilities needs of the community.

Mark Merson has become the G. M./controller for L&R. Jeff Durepos is the new facilities manager. Next meeting is Oct. 20, 2022.

**Finance and Budget Committee:**

John Robinson

We all worked very hard as a Board and as members of the finance committee to create options for 2023. No other homeowners were willing to run for 2023 and this Board has agreed to run again, so for every member here this will be our third year going into 2023. This Board is faced with the fact that our reserve is at 32. Tony created several different budget proposals, a total of seven, and they vary from a 0% increase to a 17% increase. The 17% reflects a full contribution to the reserves as recommended by the reserve study company, as I said, while it is possible that this Board legally can vote and approve that it's not feasible in my opinion as Chair. The other proposals vary from 0%, 5%, 7%, 8%, 10%, 12%, the only real difference is the reserve contribution. In executive session for the information of those listening, we have discussed salaries in detail top to bottom. The manager has flexibility within arranged hourly increases going into 2023 as approved by the Board. The manager's salary for the information of those listening is right in the middle of the other managers here at the Coronado Shores; in

my opinion he is not under compensated or over compensated. I think this Board had done a very good job trying to contain personnel costs, understanding that most of our employees have very little flexibility in their home budget because of food, inflation, gas and many other issues, so we are doing our best. Later in this meeting the Board will vote to approve one of the proposals that I have discussed. Looming in 2023 is the roof-top project, that roof is 50 years old, and we have been working closely with the engineering company preparing the plans for that project. As of now, we do not know how much the project will cost. That project would have to be a special assessment, and the Board later will have to decide whether we special assess simply for the roof-top work or bundle certain other critical jobs that need to be accomplished including various valves and other components. Basically, the building is 50 years old, and it should be no surprise to any homeowner that these components need to be replaced soon.

**Facilities Advisory Group:**

Karen Perry

The AD Hoc Roeder committee had a special meeting to highlight their work. There was a good presentation by James Gabriel, who is an architect. His firm has done renovations on the Coronado Boat House and the San Diego Yacht Club. He presented some ideas and drawings but stressed when they work with a client, they present ideas but keep their client's needs and wants as a focal point. Felicia Bell feels that her committee has finished its task and ongoing discussions should fall to the facilities committee.

The facilities committee discussed the possible scopes of a Roeder renovation. It was felt that we need to understand the structural condition and future uses of the structure. Both the Roeder and the Beach Club roofs and general condition needs to be assessed.

The problem with rusty bridge panels needs to be solved. Currently there are sample slats that are on the rock bridge. More slats with LPE wood will be displayed (same wood as the bridge frames).

SDG&E and Blink have given us information on EV charging stations. More information will be needed on this. The old existing security system has died. The committee recommended that a new replacement system with additional cameras and upgrades be purchased. It was also recommended that an HVAC system be added to the L&R office. The cost to cover the storage sheds came in to too high. Other solutions will be explored. Next meeting Oct. 19th.

**Landscape Advisory Group:**

Diane Rutherford

Karen Perry substituting for Dian Rutherford.

The landscape committee had a walk around at 9AM. and a general meeting at 10AM. The south entrance island needs to have fewer river rocks and more colorful plants. Vitale will provide a sketch and upon approval will do the work. Atlas has removed the

trees identified by the arborist for 2022 removal. The buildings affected by the removal are pleased with the results. The corner of Avenida Del Sol and the Strand will be planted with Hula Girls and ice plant. The pinion was expressed that the pony wall on the south side of Del Luna should be extended to keep the sand away from shores property. An application will be sent to the city to identifying possible heritage trees. The committee felt we should continue our relationship with Vitale Landscaping.

**Community Alliance Group:** Sara Smith

The City Council Candidate Forum will be October 6th at the Beach Club. Come to hear what the candidates have to say before you vote.

Fire rings update. There will be a mandate prohibiting fires not in fire rings on county beaches.

E-Bikes update. Looking at enforcing the state and city laws on our campus. Wear helmets, speed limits, one rider per bike.

Digital Signs places on 75 asking people to limit noise from cars and motorcycles.

**Seawall and Roadways Committee:** John Robinson

Next meeting is on October 28, 2022. At the last meeting we discussed the status of the pump station.

**Insurance Committee:** John Robinson

Next meeting is on October 4, 2022. I want to clarify this is now an advisory committee to L&R but my basic position hasn't change towards the general liability policy where I believe any broker should be allowed to bid on our policy. Kirk Miller currently has it, Art Hopkins is a possibility for competition in the future and others, I will vote, again this is advisory and it's not binding, to allow any qualified broker to bid for our general liability policy.

**Governing Documents/Rules/Legal:** Linda Shenwick

Next year we will work on cleaning up the house rules and make them more enforceable, in particular the bikes and parking stall rules.

**House Committee:** See attached report. Board

**UNFINISHED/OLD BUSINESS:**

2023 budget, discussion/action Board

The Board discussed the managers 2023 budget proposals. Linda Shenwick motioned "to accept and approve the 8.15% 2023 budget proposal". Karen Perry seconded the motion which carried unanimously 5/0.

2022-2023 Election Update

Anthony Diaz

Annual Meeting not required due to 2022-2023 Election is by Acclamation, there will be an Open Board meeting instead on November 19, 2022, followed by an Organizational Meeting.

Building spalling

Anthony Diaz

Spalling work will commence on November 7 through December 19, 2022.

Pump room valve Replacement Update

Anthony Diaz

Phil Mechanical ordered the 4 isolation valves for the domestic water pump in the pump room. ETA November, 2022. Once received he will install the valves in the pump room.

Roof equipment replacement update

Anthony Diaz

Walsh Engineering has to submit electrical and structural drawings to the city for permitting. Walsh Engineering will cover the cost upon the Association's approval and will invoice the Association as reimbursable expenses.

The cost and additional permitting preparation requirements are as follows:

- Structural Engineering = \$9,000
- Electrical Engineering = \$3,100

City Plan expeditor –

- \$100 per submittal to the city.
- Blank Check for permitting fees to the City of Coronado
- (3) sets of plans will be needed to print for submittal review and approval Letter from your HOA Board stating that they are aware and approve of the plans to be reviewed.

Karen Perry motioned "to accept and approve Walsh Engineering additional service expenditure to move forward in producing their design packages to be submitted to the City for permitting for the replacement of the rooftop water heaters and boilers at a cost of \$12,100.00, expenditure cost to be funded from the reserve funds". Sara Smith seconded the motion which carried unanimously 5/0.

**NEW BUSINESS:**

Plate glass insurance policy

John Robinson

John Robinson discussed the current plate glass policy that is up for renewal in November 2022 and recommended not to renew the policy. Karen Perry motioned "to have the plate glass policy dropped and not renewed". Linda Shenwick seconded the motion which carried unanimously 5/0.

Farmers building Loss Control inspection update.

Anthony Diaz

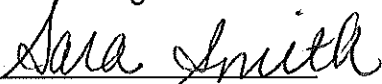
Farmers insurance conducted a Loss Control inspection and recommended the following:

- Recommended that a handrail be installed immediately as the door is open to go up to the roof stairs. Handrail has been installed.
- Recommended a barrier be installed in front of the gas line in the lower garage to prevent a vehicle from hitting it. The staff installed wheel stops and a steel post in front of the gas line to prevent a vehicle from hitting the gas line.
- Recommended that front entry lobby doors not be locked while the front desk staff conducts their nightly safety inspection and walkthrough or when they take their meal breaks. Additionally, they recommended to have an alarm-lock system that uses key fobs for entry installed on the lobby doors. I disagree with the recommendation regarding leaving the front door lock while the front desk personnel go for their rounds and meal breaks due to security reasons however, I will look into possible installing an alarm-lock system at the front lobby doors in the future.
- Recommended an automatic seismic shutoff valve to be installed on the gas line to the building. I'm currently getting 3 quotes to present to the Board at the next Board meeting for approval of the expenditure.
- Farmers had questioned the flammable storage locker in the roof equipment room. The flammable locker is an approved storage locker. I sent them a picture of the locker and they are satisfied with it.

Next meeting will be a normal board meeting on November 19, 2022 followed by the Organizational Meeting.

**ADJOURNMENT:**

There being no further business the meeting was adjourned at 11:24 AM.

  
Sara Smith, Secretary

  
Scott R. Nicoll, President

**Attached Reports:**

**Treasurer's Report for month ending August 31, 2022**

**Reserves**

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

Union Bank Statement ending balance as of 31 August, 2022 \$546,302.00.

CalPrivate Bank Statement Balance as of 31 August, 2022 \$301,498.22.

**Currently: 2022**

At the end of August there is \$844,200.86 \* 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 32% funded level based on the revised Reserve Study Update completed in 2022. \*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 \$533.27 in interest. We projected we would receive \$400.00 leaving us over projections at the end of August by \$132.27.

**Operating Budget**

For the month of August, we budgeted \$144,465.00 for assessment income and we actually received \$144,467.04.

For the month of August, we budgeted \$144,465.00 for expenses and actually expended \$126,001.34. leaving us under projected budget expenditures for the month by \$18,463.66. To date ending August 31<sup>st</sup> shows that we are currently under projected budget expenditures for the year 2022 to date by \$23,264.99.

Net Ordinary Income to Budget year to date as of August 31<sup>st</sup> is positive \$30,685.38.

**Notes:**

Sincerely,

For the Treasurer  
Anthony Diaz  
Association Manager

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

### Reserves

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

Union Bank Statement ending balance as of 31 July, 2022 \$530,234.67.

CalPrivate Bank Statement Balance as of 31 July, 2022 \$301,402.83.

### **Currently: 2022**

At the end of July there is \$828,998.50 \* 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 32% funded level based on the revised Reserve Study Update completed in 2022. \*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 \$413.30 in interest. We projected we would receive \$350.00 leaving us over projections at the end of July by \$63.30.

### Operating Budget

For the month of July, we budgeted \$144,465.00 for assessment income and we actually received \$144,564.85.

For the month of July, we budgeted \$144,465.00 for expenses and actually expended \$147,932.24, leaving us over projected budget expenditures for the month by \$3,467.24. To date ending July 31<sup>st</sup> shows that we are currently under projected budget expenditures for the year 2022 to date by \$4,801.33.

Net Ordinary Income to Budget year to date as of July 31<sup>st</sup> is positive \$11,399.71.

### Notes:

Sincerely,

For the Treasurer  
Anthony Diaz  
Association Manager



## Manager's Report

1. Hired new engineer for Keith's replacement. Mr. Adrian Dominquez, start date is Monday October 3, 2022
2. White Melaleuca tree and 9 Big Birds were removed.
3. 3<sup>rd</sup> quarter window cleaning is ongoing.
4. I will attend the Legal Symposium on Friday December 2, 2022.
5. Duthie Power conducted semiannual maintenance on emergency generator.
6. Replaced digital readout board on AST (automatic transfer switch) to emergency Generator.
7. Had "loss prevention" inspection by Farmers Insurance Rep. Found 5 items for action.
8. Farmers Insurance homeowners' presentation 14 October, 2022.
9. Loss prevention Item #1 Gas meter has no protection from vehicle damage. Placed parking wheel-stop in parking space L-45.
10. Loss prevention item #2 no hand rail on stairs to roof. Parts on order to correct. Will up upon completion.
11. Loss prevention item #3, flammable liquid storage on roof. All in flammable locker and inventoried.
12. Loss prevention item #4 locking of front door when door person is away from desk. Have not yet determined how to deal with this.
13. Repaired 208 outlet on roof for window washers
14. Repaired condensate drain in 101. Clogged in wall, main condensate drain.
15. Repaired condensate drain in 110. Clogged in wall, main condensate drain.
16. Repaired laminate on doors on 1409 and 1110
17. Had fire safety inspection with CFD. Repaired 2 minor safety hits.
18. Rebuilt #1 water heater circ pump. Heater on line.
19. Had inspection by SDAPCD on Emergency Generator, other gas-powered equipment on roof. PASSED, no hits
20. TKE replaced fans on elevators with rebuilt ones. Old ones had become very noisy.
21. Cleared clogged main drain piping from kitchens in 10 stack times 2
22. Painted vent louvers for garage exhaust fans.
23. Replaced printer/fax in office with engineering printer, bought new printer for front desk and put old front desk printer in engineering office
24. Adjusted water heater, temps down several times
25. Trouble shot leak from toilet in 503, called two plumbers to help figure out the problem. Tank level too high.
26. Spent a great deal of time resetting and rebooting TV and Remotes for renters.
27. Ran new cable from the lower gate to the lobby for the remote activation of the gate.
28. Repaired the lighting circuit for the east terrace flood lights.
29. Replaced the sump pumps in the lower garage south
30. Cleared the condensate drain in 802
31. Repaired kitchen drain in 1601
32. Replaced light fixture upper garage south by dumpster room

33. Repaired lobby to garage door lower south

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

**September 21, 2022: Board Meeting**

September 9-13, 2022, inspections:

Scott Nicol, President

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.
10. Pain deck by water heaters.
11. Roof equipment room needs eye wash station.
12. Safety switch plaque #3 missing label.

### **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 Discrepancies**

1. Unit 1503, Parking U-1 Excessive bikes (4), Bikes not registered, stall has trash.
2. Unit 509, Parking U-2 (Trash, fire pit, fire wood).
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 (1) bike not registered, excessive bikes (1).
6. Unit 609, Parking U-12 Parking stall is very disorganized (Clutter).
7. Unit 1004 Parking U-13 (2) bikes not registered.
8. Unit 101, Parking U-15 Unauthorized items (Firepit, firewood, tennis tutor box), very disorganized with a lot of clutter.
9. Unit 105, Parking U-16 Bikes not registered (2).
10. Unit 406, Parking U-17 Disorganized parking stall, unauthorized item (Carpet).
11. Unit 603, Parking U-19 Unauthorized items (box, golf clubs & sneakers).
12. Unit 1408, U-21 unauthorized item (Car seat).

13. Unit 1607, Parking U-22 Bikes not registered (5).
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 707, Parking U-30 Bike not registered (1).
18. Unit 202, Parking U-31 Bikes not registered (2).
19. Unit 110, Parking U-36 Bikes not registered (3) Excessive bikes (1).
20. Unit 510, Parking U-37 (1) bike not registered.
21. Unit 602, Parking U-47 Parking stall is a disaster, very disorganized, bikes not registered (4).
22. Unit 501, Parking U-50 Bikes not registered (3).
23. Unit 306, Parking U-57 Trash in parking stall, bikes not registered (2).
24. Unit 304, Parking U-60 Bikes not registered (4).
25. Unit 1508, Parking U-64 Excessive bikes (5), bikes not registered.
26. Unit 1006, Parking U-67 Bikes not registered (2).
27. Unit 1008, U-69 Unauthorized items (Car seat), bike not registered (1).

#### **Lower Garage Discrepancies**

1. Unit 903, Parking L-1 Excessive bikes, bikes not registered (9).
2. Unit 1109, Parking L-8 Bikes not registered (4).
3. Unit 1405, Parking L-17 Unauthorized items (Water jug, mulch & trash), bikes not registered (2).
4. Unit 508, Parking L-22 Bike not registered (1).
5. Unit 1106, Parking L-42 Bike not registered (1).
6. Unit 703, Parking L-44 Bike not registered (2).
7. Unit 705, Parking L-46 Bikes not registered (2).
8. Unit 1205, Parking L-52 Unauthorized item (Shelves).
9. Unit 1206, Parking L-53 Unauthorized items (Tile).
10. Unit 1406, Parking L-57 Bike not registered, (3).
11. Unit 503, Parking L-64 Excessive bikes (3), bikes not registered, (3).
12. Unit 1509, Parking L-65 Excessive bikes (3) bikes not registered (7).
13. Unit 1604 Parking L-69 Trash in the parking stall.
14. Unit 1605 Parking L-70 Bike not registered (1), Kayak encroaching into L-69, storage boxes outside of boundaries not in compliance with Las Flores Rules
15. Unit 708, Parking L-72 Excessive bikes (4), bikes not registered (8).

16. Unit 303, Parking L-74 Unauthorized item (Cooking pot, wall picture).
17. Unit 803, Parking L-75 Excessive bikes (3).
18. Unit 1506, Parking L-76 Bikes not registered, (5), excessive bikes (3).
19. Unit 701, Parking L-77 Bikes not registered (1).

**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)**

**September 21, 2022: Board Meeting**

September 9-13, 2022, inspections:

Scott Nicol, President

Anthony Diaz, Association Manager

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. Broken tile in front of north & south elevator doors.

Floor 15:

1. NTR

Floor 14:

1. Unit 1409 door laminate need to be fixed.
2. North & south elevator door frames are chipped.

Floor 12:

1. NTR

Floor 11

1. Door laminate needs to be fixed by unit 1110.

Floor 10:

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

Floor 9:

1. Door laminate needs to be fixed unit 905.

Floor 8:

1. South elevator door frames are chipped.  
Floor: 7

1. North elevator door frames are chipped.

Floor 6:

1. Southside elevator door frame is chipped.

Floor 5:

1. South elevator door frames are chipped.

Floor 4:

1. Wall outlet by unit 409 needs to be tighten up.

Floor 3:

1. South elevator door frames are chipped.

Floor 2:

1. South vestibule deck going to the terrace level needs to be painted.
2. Telephone room door chipped across the hallway by unit 205.

Floor 1:

1. Stain on carpet by unit 101.
2. South elevator door frame chipped.
3. North vestibule door 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
- 1508
- 1506
- 1505
- 1110
- 1107
- 1007
- 1001
- 0908
- 0805
- 0801
- 0707
- 0605
- 0603
- 0310
- 0309
- 0303
- 0302
- 0110



**Coronado Shores Condominium Association #4  
ANNUAL OPERATING BUDGET 2023  
APPROVED**

<b>PERS SALARY &amp; EXPENSES</b>		<b>ASSOC.ASSESSMENTS</b>	
SALARIES	\$617,004.00	LANDSCAPE & RECREATION	\$313,500.00
PAYROLL TAXES	\$48,408.00	SEAWALL & ROADWAY	\$16,104.00
PAYROLL COMPANY	\$4,500.00	<b>TOTAL</b>	<b>\$329,604.00</b>
WORKER'S COMP.	\$18,300.00		
LIFE/MED/DEN INSURANCE	\$36,000.00		
UNIFORMS/CLEANING	\$1,200.00	<b>UTILITIES</b>	
<b>TOTAL</b>	<b>\$725,412.00</b>	CABLE TV	\$106,008.00
		ELECTRCITY	\$108,204.00
<b>SERVICES</b>		NATURAL GAS	\$84,000.00
ACCOUNTING	\$4,008.00	TELEPHONE & FAX	\$2,904.00
CARPET CARE	\$600.00	WATER	\$55,008.00
ELEVATOR MAINTENANCE	\$25,200.00	<b>TOTAL</b>	<b>\$356,124.00</b>
GARDENING/PLANTS	\$3,012.00		
GENIES/KEYS	\$996.00		
INCOME TAXES	\$1,500.00	CONTINGENCY FUND	\$0.00
INSURANCE	\$101,304.00	<b>TOTAL OPER.EXPENSES</b>	<b>\$1,669,332.00</b>
LEGAL FEES	\$1,008.00		
PEST CONTROL	\$1,500.00		
TRASH REMOVAL	\$8,988.00	RESERVE ALLOCATION	\$155,628.00
WINDOW CLEANING	\$28,980.00	CAPITAL REPLCMT FUNDS	\$50,100.00
<b>TOTAL</b>	<b>\$177,096.00</b>	<b>EXPENSES + RESERVES</b>	<b>\$205,728.00</b>
<b>SUPPLIES</b>		<b>ANNUAL INCOME</b>	
JANITORIAL SUPPLIES	\$4,308.00	UNIT ASSESSMENTS	\$1,875,060.00
MATERIALS/REPAIRS	\$60,000.00	INTEREST	\$600.00
MISC. & SOCIAL EVENTS	\$5,004.00	<b>TOTAL INCOME</b>	<b>\$1,875,660.00</b>
OFFICE SUPPLIES	\$10,500.00		8.15%
POSTAGE/DELIVERY	\$1,284.00		
<b>TOTAL</b>	<b>\$81,096.00</b>		
		<b>MONTHLY UNIT ASSESSMENTS</b>	
		45 1 BEDROOM	\$906.00
		75 2 BEDROOM	\$1,057.00
		30 3 BEDROOM/2 BEDROOM+DEN	\$1,207.00