Coronado Shores
CONDOMINIUM ASSOCIATION No. 4
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MINUTES OF THE SPECIAL BOARD MEETING OF THE LAS FLORES BOARD OF DIRECTORS HELD IN THE MANAGERS OFFICE FRIDAY, APRIL 3, 2026

SPECIAL BOARD MEETING

ROLL CALL / DETERMINATION OF QUORUM **Linda Shenwick**

The President, Linda Shenwick, called the meeting to order at 10:00 AM stating that a quorum was present. The other Board members in attendance were, Scott Nicoll, Jon Svendsen, Carlos Peralta.

Homeowners present: Susie & Neil Sloman, Mary Peterson, Phyllis Maas, John Robinson, Gregory Talavera and Graig Ulenkott.

APPROVAL OF MEETING MINUTES: N/A

PURPOSE OF MEETING:

Lease Administration Fee Board

The Board of Directors discussed the implementation of a $250 lease administration fee for all new tenant agreements commencing on or after June 1, 2026. All leases must be submitted to the association with the $250.00 fee 7 days prior to occupancy.

During the meeting, Board members and owners discussed the rationale behind the fee, with the board explaining that it aims to balance costs between owners who rent their units and those who do not, while ensuring compliance with California laws.

Several owners expressed concerns about the fee amount and timing for existing leases.

Linda motioned "that the Board establish a $250.00 lease administration fee for new tenancy commencing on or after June 1, 2026, per lease agreement." Scott Nicoll seconded the motion which passed unanimously 4/0.

Next Board Meeting will be the Regular Board Meeting, May 20, 2026.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 11:05 PM.

Jon Svendsen, Secretary

Linda Shenwick, President