Coronado Shores
CONDOMINIUM ASSOCIATION No. 4
1770 Avenida del Mundo « Coronado, California 92118
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MINUTES OF THE REGULAR BOARD MEETING OF THE LAS FLORES BOARD OF DIRECTORS HELD IN THE MANAGER'S OFFICE

WEDNESDAY FEBRUARY 18, 2026

The President, Ms. Shenwick, called the meeting to order at 2:00 PM stating that a quorum was present. Those other Board members in attendance were, Mr. Scott Nicoll, Mr. Carlos Peralta and Mr. Jon Svendsen. Homeowners present Mr. and Mrs. Noel & Monique Curry, and Mrs. Cherl Nicoll. Homeowners present via zoom: Ms. Teri Louden.

The Manager, Anthony Diaz, was present.

Linda Shewick motioned "to accept the minutes of the January 21, 2026, Regular Board meeting as written". Scott Nicoll seconded the motion which carried unanimously 4/0.

The President briefed the executive meeting disclosure.

Homeowners' Comments:

A Homeowner discussed security concerns regarding front desk personnel not being at the front desk during their 30-minute meal period.

Financial Update: Carlos Peralta/Manager

Will be updated during the March Board Meeting

Treasurer's report: (See attached) Carlos Peralta/Manager

Will be updated during the March Board Meeting

Manager's Report

CPA Audit was completed today; the CPA will forward the results of the audit and the 2025 tax filing in a few weeks.

SD&E will be replacing the transformer inside the vault in front of Las Flores this year where they will remove the old transformer and install a pad mounted transformer. SDG&E is asking Las Flores to sign an easement. At the next Board meeting the Board will discuss the easement and sign it.

Management will discuss landscaping curb appeal plan with L&R for the area after the pad mounted transformer gets installed.

The Painting/Spalling project for the building will start in March 2026 for approximately 4 months. The project includes power washing, cleaning and scraping flaking paint, spalling repairs, priming, painting exterior walls, columns, balconies, and ramps, as well as installing non-slip material on ramps. Additionally, the 4 old planter boxes on the corners of the terrace will be removed, and the terrace deck will be sealed floated and painted.

This important maintenance period for the building is not a surprise; it has been noted for several years in the Reserve Funding Plan Priority List.

There will be a schedule sent out to the Homeowners/Residents and Notices posted regarding when balconies, terrace areas and parking spaces need to be cleared before work begins. This project requires a lot of cooperation from the Homeowners/Residents. There will be considerable **Noise** during the spall repairs (unknown how many spalls at this point) around the building and in the garages.

Homeowners that won't be at Las Flores during the maintenance period **Must** leave vehicle keys or arrange with the staff to move vehicles for the areas that require spalling repairs inside the garages. The staff will reach out to inform the Homeowners/Residents ahead of time if their vehicle needs to be cleared up for spalling repairs.

If during the building spalling repair any spalling is discovered on balcony flooring with tiles or other coverings, the Homeowners will be notified, and the spalling company will proceed to repair the spall. No matter how much damage is caused to the tiles or other material covering the balcony, the association will only bring the balcony back to as built status (concrete), but cost of repairs to the tile or other flooring materials will be the owner's responsibility. No covering of balcony surfaces is currently allowed beyond tile in accordance with Rule 32 of the Rules and Regulations of the building.

Units for Sale:

Unit 809

Architectural Committee Scott Nicoll

Units Being Remodeled as of February 2026:

Unit 205, Partial Remodel
Unit 502, Full Remodel
Unit 601, Bathroom & Kitchen Remodel
Unit 1209, Full Remodel
Unit 1505, Full Remodel
Unit 1608, Full Remodel

Beach Club Advisory Group: Cherly Nicoll

There will be upcoming social events, including the Snowbirds and Birds of Paradise gathering. The new coffee machine has been a success.

Landscape and Recreational Committee Linda Shenwick/Scott Nicoll

Management Transition and Community Updates

The Board discussed the transition of responsibilities to a management company effective April 1. This will include adjusting insurance and handling contracts through third parties, and all L&R employees will be transitioned to the management company. The result is L&R will not employ any in-house employees.

The Board discussed financial matters related to L&R, including a $120,000 loan repayment made in 2023 and a proposed retention of 2025 $150,000 for transition costs. The Board emphasized that L&R should not retain any operating funds and the board rep will vote against keeping the $150,000 and wants it returned to associations.

The mayor attended a citizen's outreach meeting at the BC hosted by CAG. It was a briefing on city issues.

Finance and Budget Committee: Carlos Peralta

NTR

Landscape Advisory Group: Sara Smith

Noted deterioration in the landscape across the campus.

Community Alliance Group: Vacant

Enforcement Committee: Linda Shenwick

NTR

Insurance Committee: Linda Shenwick

NTR

Governing Documents/Rules/Legal: Linda Shenwick

We are going to ask the Association Attorney to review our CC&R's and our House Rules and develop a draft with changes for the Board to review and discuss prior to adoption. If adopted the approved rule packet will go out to the membership for the 28-day comment period.

House Committee: Scott Nicoll

I inspected the building with Tony. Inspection report is in Mangers Office.

Disciplinary Committee: Jon Svendsen

NTR

NEW BUSINESS:

Lease Administration Fee Board

The board discussed implementing a new rule for a $250 lease administration fee for new tenants, which has been proposed multiple times over the past two years.

Scott Nicoll motioned "to send a 28 day notice for comment period to owners regarding new rule for $250 lease administration fee for new tenancies commencing June 1, 2026". Jon Svendsen seconded the motion which carried unanimously 4/0.

Future of L&R Management Board

The board discussed the upcoming contract with First Service Management Company, which has been reviewed and approved with minor changes. The contract negotiations are complete, and the company plans to start orientation in March with an anticipated start date of April 1. First Service has proposed three candidates for the manager position in addition to Alan, the acting manager, and the board is optimistic about the new management team, noting that if the chosen candidate does not work out, they can request a replacement from First Service.

Carlos Peralta motioned "to support the selection of First Service to manage the L&R". Scott Nicoll seconded the motion which carried unanimously 4/0.

Painting/Spalling Bids Manager

Manager presented 6 bids to the Board for the Painting/Spalling project for the building.

Linda Shewick motioned "to accept and approve the ProTech bid the manager presented to the Board for the building painting and spalling project in the amount of $382,500 including allowance for spalling work for up to $50,000 and confirmed warranties and insurance". Scott Nicoll seconded the motion which carried unanimously 4/0.

Linda Shewick motioned "to accept and approve the Vertical Restoration bid the manager presented for the spalling repairs project in the upper and lower garages in the amount of $19,870" Scott Nicoll seconded the motion which carried unanimously 4/0.

UNFINISHED/OLD BUSINESS:

Security Access Control Update — Manager
The Verkada Security System has been completely installed.
Next meeting will be the Executive Session and Regular Board Meetings, March 18, 2026.

Linda Shenwick

ADJOURNMENT:

There being no further business, the meeting was adjourned at 3:22PM

Jon Svendsen, Secretary

Linda Shenwick, President

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MINUTES OF THE ORGANIZATIONAL BOARD MEETING OF THE LAS FLORES BOARD OF DIRECTORS HELD IN THE MANAGERS OFFICE

WEDNESDAY, JANUARY 21, 2026

ORGANIZATIONAL MEETING

ROLL CALL / DETERMINATION OF QUORUM Linda Shenwick

The President, Ms. Linda Shenwick, called the meeting to order at 10:00 AM stating that a quorum was present. Those other Board members in attendance were, Mr. Scott Nicoll, Mr. Carlos Peralta and Renee Romano via zoom. Mr. Gregory Talavera and Ms. Teri Louden via zoom.

The Manager, Anthony Diaz, was present.

Linda Shewick motioned "to accept the minutes of the November 15, 2025, Organizational Board meeting as written". Scott Nicoll seconded the motion which carried unanimously 4/0.

UNFINISHED/OLD BUSINESS: Board

Committee Assignments:

The board meeting focused on committee assignments and volunteer recruitment. Scott was confirmed to continue leading the L&R Committee representation for Las Flores, with Jon Svendsen as a backup. Gregory Talavera volunteered to be the alternate for the Beach Club Committee. Renee Romano expressed interest in attending L&R meetings via Zoom before committing to a role. All other committee representations will remain the same for 2026.

Linda Shewick motioned "to confirm the standing committee representation as discussed". Carlos Peralta seconded the motion which carried unanimously 4/0.

NEW BUSINESS: None

Next Board Meeting, Regular Board Meeting February 18, 2026.

Manager

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:12 AM.

Jon Svendsen, Secretary

Linda Shenwick, President