Coronado Shores
CONDOMINIUM ASSOCIATION No. 4
1770 Avenida del Mundo « Coronado, California 92118
(619) 437-1267
FAX (619) 437- 4507

MINUTES OF THE REGULAR BOARD MEETING OF THE LAS FLORES BOARD OF DIRECTORS HELD IN THE MANAGER'S OFFICE

WEDNESDAY JANUARY 21, 2026

The President, Ms. Shenwick, called the meeting to order at 10:13 AM stating that a quorum was present. Those other Board members in attendance were, Mr. Scott Nicoll, and Mr. Carlos Peralta and Renee Romano. Homeowners present Ms. Nancy Tortorice Mr. Kevin McAuliffe, Mr. Gregory Talavera. Homeowners present via zoom: Ms. Teri Louden.

The Manager, Anthony Diaz, was present.

Scott Nicoll motioned "to accept the minutes of the October 15, 2025, Regular Board meeting as written". Carlos Peralta seconded the motion which carried unanimously 3/0.

The President briefed the executive meeting disclosure.

Homeowners' Comments: None

Financial Update: Carlos Peralta/Manager

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

Reserves

Balance brought forward from **2024** ***$1,996,997.15*** in the Regular Reserve Fund.

US Bank reserves special assessment account ending balance as of December 31, 2025, ***$66,054.43.***
E Jones insured deposits ending balance as of December 31, 2025, ***$1,813,706.07.***
US Bank reserves regular assessment account ending balance as of December 31, 2025, ***$371,752.12.***

Currently: 2025
At the end of December there is ***$2,251,512.62*** in the Reserve Fund accounts. See Reserve Funds Account Summary for a complete breakdown of Reserve Accounts. This represents that the Association Reserve is currently at approximately **46%** funded level based on the revised Reserve Study Update completed in 2025.
*Includes undeposited reserve funds.

Interest Income
Year to date we have collected a total of ***$81,620.20*** in interest. We projected ***$16,008.00*** leaving us over projections at the end of December ***$65,612.20.***

Operating Budget

For the month of December, we budgeted ***$179,760.00*** for assessment income and we received ***$181,152.20.*** For the month of December, we budgeted ***$171,355.50*** for expenses and expended ***$157,014.15*** leaving us under projected budget expenditures for the month by ***$14,341.35***. To date ending December 31st shows that we are currently under projected budget expenditures for the year 2025 to date by ***$223,550.76.*** Net Ordinary Income to Budget year to date as of December 31st is positive ***$292,878.80.***

Linda Shewick motioned "to accept the December 2025 financials as presented by the Manager". Carlos Peralta seconded the motion which carried unanimously 4/0.

Manager's Report Anthony Diaz

1. CPA Audit will be on February 18, 2026.
2. Will Mail all 1099 NEC's to vendors in the next couple of weeks.
3. All employees' vacation verification has been updated with the employees and signed by them.
4. Roof eye bolts inspection was conducted in December, no discrepancies noted.
5. W2's for year 2025 were distributed to the staff.
6. Verkada access control system has been installed and activated.
7. The installation of 5 cameras and two panic buttons remain to be installed by COR Security to complete the Access Control upgrade.
8. Highland Commercial Roofing conducted warranty work on the roof membrane as scheduled per the warranty.
9. Reviewing the building painting/spalling bids, bids will be presented and recommendation to the Board at the February 18, 2026, Board meeting. The project may start at the end of February or at the beginning of March 2026.
10. Lobby refresh plans have been discussed with a design firm (Bungolow 56), manager is currently engaging with the firm for the planning and design after all inputs are received, more to follow.
11. SDG&E will cover the repair cost for the vault where the Las Flores transformer sits in. Additionally, SDG&E will replace the old transformer this year. The new transformer will be placed above ground at the same location. This SDG&E project requires a full shutdown of the electricity to the building for approximately 8 hours. SDG&E is projecting that the project will be accomplished before the summer months or after summer, more to follow.

Units for Sale:

Unit 102
Unit 809

Architectural Committee Scott Nicoll

Units Being Remodeled as of January 2026:

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

The board discussed maintenance issues at the beach club, with Renee expressing concerns about cleanliness.

Landscape and Recreational Committee Linda Shenwick/Scott Nicoll

About 2 ½ years ago Las Flores and the other 9 buildings Associations gave L&R approximately $12,000.00 loan, a total amount approximately $120,000.00 to help L&R reconcile the books and pick up on a short fall that they had in November 2024. L&R never paid back the loan to the buildings. We expect that there will be a resolution at the next L&R meeting to reimburse the building the $12,000.00 of the $120,000.00 loan.

Due to the state of the management at L&R, they didn't do a whole lot with the operating budget in 2025 therefore they underspent and they collected money for the month of December 2025, so they have approximately $222,000.00 that they are holding that is going to be returned to the buildings, L&R cannot hold a reserve.

The Borad is encouraged to defeat any motion from the floor that says L&R keeps hold of that money. The position should be to clear the books; like they are clearing on the loan, and clear 2025.

L&R is going to propose $37,000.00 for new gym equipment upgrades. Las Flores' position on the gym equipment is to defer what L&R is proposing for gym equipment upgrades until after the management firm selection.

The board discussed several key issues including the selection of First Service as the preferred management firm for L&R.

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.

The next board meeting is scheduled for February 18th at 2 PM, pending confirmation via email.

Finance and Budget Committee: Carlos Peralta

See attached financials.

Landscape Advisory Group: Sara Smith

Noted deterioration in the landscape across the campus.

Community Alliance Group: Vacant

Enforcement Committee: Linda Shenwick

Meeting will be at the end of January.

Insurance Committee: Linda Shenwick

Increased Property Coverage for 2026-2027 Policy. The limit has increased from $848,276,898 to $906,076,742 for renewal. This is a per occurrence limit with automatic reinstatement, so if there were to be a loss to one of the buildings, the full policy limit would be available, which is tremendous benefit since each building is not capped at their own individual value. In addition, the deductible on the Affiliated FM property policy now has lower water deductible for common areas $50,000 to $25,000.

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 come up with a draft for the Board to work on, make necessary changes, adopt it or not, if we adopt it, the whole packet goes out to the membership for the 28-day comment period.

House Committee: Scott Nicoll

Inspected the building with Tony. Inspection report is in Mangers Office.

Disciplinary Committee: Jon Svendsen

NTR

NEW BUSINESS:

Lease Administration Fee Board

Vote is postponed to February 18, 2026, Board meeting.

Future of L&R Management Board

2026 Projects Priorities/Action Board

2026: Priorities:

1. Front desk/ lobby refresh approximately 300K
2. Spalling & repaint building approximately 475K
3. L&R capital replacement 48K
4. Exhaust fans, replace as they break approximately 5K a year

Approximate Total of line #'s 1-4: $853,000.00

Linda Shenwick motioned "to accept the 2026 priorities as presented by the manager". Scott

Nicoll seconded the motion which carried unanimously 3/0.

UNFINISHED/OLD BUSINESS:

Security Access Control Update — Manager

The Verkada Security System has been installed. The remaining items left are the installation of 2 panic buttons, 1 at the front desk and 1 in the manager's office, 5 cameras, 3 on the outside perimeter wall behind the building, 1 on the south side, and 1 on the north side of the building.

Perimeter Lighting Update — Manager

Project has been completed.

Next meeting will be the Regular Board Meeting, February 18, 2026.

Linda Shenwick

ADJOURNMENT:

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

Jon Svendsen, Secretary

Linda Shenwick, President

Treasurer's Report for the month ending December 31, 2025

Reserves

Balance brought forward from **2024** ***$1,996,997.15*** in the Regular Reserve Fund.

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E Jones insured deposits ending balance as of December 31, 2025, ***$1,813,706.07.***
US Bank reserves regular assessment account ending balance as of December 31, 2025, ***$371,752.12.***

Currently: 2025
At the end of December there is ***$2,251,512.62*** in the Reserve Fund accounts. See Reserve Funds Account Summary for a complete breakdown of Reserve Accounts. This represents that the Association Reserve is currently at approximately **46%** funded level based on the revised Reserve Study Update completed in 2025.
*Includes undeposited reserve funds.

Interest Income
Year to date we have collected a total of ***$81,620.20*** in interest. We projected ***$16,008.00*** leaving us over projections at the end of December ***$65,612.20.***

Operating Budget
For the month of December, we budgeted ***$179,760.00*** for assessment income and we received ***$181,152.20.*** For the month of December, we budgeted ***$171,355.50*** for expenses and expended ***$157,014.15*** leaving us under projected budget expenditures for the month by ***$14,341.35***. To date ending December 31st shows that we are currently under projected budget expenditures for the year 2025 to date by ***$223,550.76***. Net Ordinary Income to Budget year to date as of December 31st is positive ***$292,878.80.***

Operating Fund Accounts:
Wells Fargo Bank statement ending balance as of December 31, 2025, ***$370,610.81.***

Note: None

Sincerely,

For the Treasurer
Anthony Diaz CMCA®AMS®
Association Manager

Treasurer's Report for the month ending November 30, 2025

Reserves

Balance brought forward from **2024** ***$1,996,997.15*** in the Regular Reserve Fund.

US Bank reserves special assessment account ending balance as of December 31, 2025, ***$66,054.43.***
E Jones insured deposits ending balance as of December 31, 2025, ***$1,813,706.07.***
US Bank reserves regular assessment account ending balance as of December 31, 2025, ***$371,752.12.***

Currently: 2025
At the end of November there is ***$2,251,512.62*** in the Reserve Fund accounts. See Reserve Funds Account Summary for a complete breakdown of Reserve Accounts. This represents that the Association Reserve is currently at approximately **46%** funded level based on the revised Reserve Study Update completed in 2025.
*Includes undeposited reserve funds.

Interest Income
Year to date we have collected a total of ***$71,737.19*** in interest. We projected ***$14,674.00*** leaving us over projections at the end of November ***$57,063.19.***

Operating Budget
For the month of November, we budgeted ***$179,760.00*** for assessment income and we received ***$179,760.00.*** For the month of November, we budgeted ***$165,904.00*** for expenses and expended ***$144,089.36*** leaving us under projected budget expenditures for the month by ***$21,814.64***. To date ending November 30th shows that we are currently under projected budget expenditures for the year 2025 to date by ***$209,209.417***. Net Ordinary Income to Budget year to date as of November 30th is positive ***$267,702.98.***

Operating Fund Accounts:
Wells Fargo Bank statement ending balance as of November 30, 2025, ***$370,610.81.***

Note: None

Sincerely,

For the Treasurer
Anthony Diaz CMCA®AMS®
Association Manager