

# THE CABRILLO COURIER

## Recent Board Actions

Thanks to all Cabrillo owners who contributed to the 2022 Cabrillo Holiday Fund. Thanks to your generosity, we had our best year ever! THE STAFF THANKS YOU!

### CALL TO SERVE:

Dr. Martin has appointed a Nominations Committee for the 2023 Board election on 11/4/2023. If you wish to serve on the CSCA#1 Board of Directors, please contact the Manager and he will put you in touch with the Committee members. Nomination deadline is 8/11/2023

The 2022 Audit, completed by CPA's Nicholson & Olsen has been sent electronically to all owners of record.

Cabrillo's new garage Rules were adopted at the May meeting. The Updated garage rules were sent to all owners of record for a 30day review and comment period in April 2023.

New bicycle decals for 2023-24 are available for Cabrillo owners only. These decals are needed for all owners' bikes if they are stored in the garages or bicycle rooms. Please see Jesse at the front desk weekdays 8 am to 4 pm for new decals..

We plan to clean the bike rooms in late May, early June. If you have unused, broken bikes in these rooms, they will be donated to charity after owners have a chance to claim them. Bike thieves have been known to target Coronado Shores during the summer. To discourage them:

- LOCK your bikes
- Cover your bikes



AWARD WINNING FLOWERS!

Dear Cabrillo Owner,

New garage rules were adopted at the May 16th 2023 board meeting. 130 & 160 gallon storage bins, approved by the Association, are now available for placement at the front of your parking spot. Only one container is allowed per spot. Surfboard, paddle-board & body board racks are also available for installation in your parking spot. (See pictures on page 2). Both items must be purchased through the association manager. We ask that owners please become familiar with the new garage rules and remove items that are not allowed from their parking spots immediately.

New rooftop A/C units have been purchased and are being installed on May 22, 2023, just in in time for summer heat!

Future projects: We are still soliciting bids for a new (rooftop) emergency generator. The cost is expected to be in the \$150K- \$180K range and will be paid for from reserves. We had hoped to paint in 2023 but the generator is on its last legs and must be replaced sooner rather than later.

Blessings

Dr. Gary A. Martin  
CSCA#1 President

## Landscaping news...

Coronado Shores  
Condominium Association No.1

1730 Avenida Del Mundo  
Coronado, CA 92118  
Phone: 619-435-2281  
Fax: 619-435-2375  
E-mail: [matracy@san.rr.com](mailto:matracy@san.rr.com)

We're on the Web!  
[www.cabrillotower.org](http://www.cabrillotower.org)

### Board of Directors 2023

Dr. Gary Martin, President  
Architectural Review Committee

Lesley McClelland, Secretary

Mike Bradshaw, Director  
Architectural Review Committee

Andrew Hurwich, Treasurer  
Enforcement Committee Rep.

Dr. Jan Yanda, Vice President  
Landscape & Recreation  
Representative

### Cabrillo Staff 2023

Cabrillo Manager: Mark Tracy

Director Resident Services:  
Jesse Meyer

Director Maintenance Services:  
Salvador Padilla

Resident Services Team:  
Temo Lopez  
Javier Mata  
Mike Coleman  
Thomas Rodriguez

Custodial Team:  
Temo Lopez  
Isaac Padilla

Maintenance Team:  
Aureliano Alvarez

Editor: Mark Tracy

Recently, Cabrillo staff re-planted the Terrace level flower beds with assorted colorful succulents. The split level lower beds on the ocean-side of the building were replanted two years ago as an experiment to see if succulents would grow in these areas. The plants on the Oceanside have thrived!

The 101st Coronado Flower Show "Hollywood in Bloom" was held on April 15th & 16th this year. Cabrillo Tower was awarded a first place Blue Ribbon for the entry flowers! This is the tenth consecutive year that Cabrillo has won a first place ribbon! Cabrillo Tower also received a mention in the April edition of Coronado Magazine for "Best in Coronado Shores".

Palm tree trimming throughout the complex took place in late April and early May of this year. A total of 241 palms were trimmed. This is done in early Spring annually. March & April showers have indeed brought May flowers!

Yours Truly,  
Mark A. Tracy, Manager

### New surfboard racks & Storage bins....



Surfboard racks—\$125 installed



160 Gallon—\$250



130 Gallon—\$210