

THE CABRILLO COURIER

Actions from the most recent or any other CSCA#1 Board meeting can be obtained by visiting CabrilloTower.org or requesting a copy of the minutes. Please call the front desk or Manager.

1) There were a lot of complaints regarding the lack of security at the Shores during the busy summer months. L&R has formed an "ad hoc" committee to look into these complaints. Information on when this committee meets has yet to be determined by the L&R chair.

2) It's remodeling season again. Cabrillo currently has only one remodel application pending at this time (104/105). Cabrillo policy allows up to 6 remodels at any given time. Please notify the desk if construction noise is disturbing you before 9:00am or after 5:00pm. A completed application for renovations must be turned in to the Manager before a spot is reserved. Renovation spots are first come, first served basis! Applications are available at the desk or by contacting the Manager.

3) The board approved a 2019 budget. A 6.5% increase in assessments was necessary in order to meet the rising costs of maintaining Cabrillo. You will receive notice of this increase with the annual disclosures that are sent to all owners on November 15th of each year.

4) Garages: Summer is over!
PLEASE REMOVE BEACH GEAR AND TOYS FROM YOUR PARKING SPOT! Everybody shares the garage and it's important to be a good clean neighbor!

FALL IS THE BEST TIME TO HAVE THE BEACH ALL TO YOURSELF!



Dear Homeowners,

For many years, we have been spoiled by the presence of our L&R Representative, William Leonard, who often served as L&R Chair. Bill ran a tight financial ship and made sure that L&R never stepped outside of its power boundaries. However, due to health issues, Bill has resigned from the Cabrillo Board, L&R and has sold his Cabrillo home and moved on. Dr. Jan Yanda, a former Board Director, was appointed to the Board and graciously agreed to fill Bill's shoes as the Cabrillo L&R Representative.

For those of you who may not know, the Landscape & Recreation Committee (L&R) is made up of one representative from each of the 10 Coronado Shores buildings. L&R manages all of the common area in Coronado Shores. The L&R Manager reports to the L&R Committee. The Coronado Shores Staff reports to the L&R Manager. We have also had a recent change in the L&R Manager position.

L&R does not have the power to assess the buildings but there are other ways it can leverage control if the buildings don't abide by their decisions, financial or otherwise, as it has to do with the common area. Dr. Yanda has a great eye for details. The information that she is reporting to the Cabrillo Board regarding the way L&R is being managed is disconcerting, to say the least.

The problem we have is that majority rules on the L&R Committee so it only takes 6 of the 10 Buildings to pass any motion. Cabrillo is currently in the minority on many issues that are being decided by the L&R Committee. I believe this has pretty much been the case since I can remember -- Cabrillo has always been fiscally conservative.

Just one example of what is happening currently. We recently were asked to assess owners for our share of the \$1,094,000 Lagoon Project which we did. However, L&R has approved a bid for the project which is much less and it is our understanding that L&R management intends to keep the extra assessment money instead of refunding it back to the buildings which would help us keep our monthly dues lower than they will otherwise be. The L&R Manager has stated he is considering using that money for items which the owners did not explicitly approve for the assessment of said funds. Dr. Yanda is among the L&R members who believe the legality of this decision is questionable, however, Cabrillo is in the minority.

This is just a small piece of what is happening with L&R. I am sure there are two sides to the story but we never heard any of this stuff when Bill was L&R Chair, nor when he was one of the L&R Committee members. My problem is that where there is smoke there is usually fire. When I hear reports like this surrounding L&R I become concerned that someone is not following the rules and we are returning to a spending free-for-all.

The bottom line, as I see it, is that all owners need to become VERY aware of what is happening at L&R Meetings and what decisions are being made because L&R has the ability to greatly affect your wallet. What the Cabrillo Board is required to send to L&R every month represents a large portion of your monthly Cabrillo dues.

Dr. Gary A. Martin, President CSCA#1

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Board of Directors 2018

Dr. Gary Martin, President
Architectural Review Committee

Lesley McClelland, Secretary

Mr. Steven Pera, Treasurer
Architectural Review Committee

Mr. Andrew Hurwich,
Vice President
Enforcement Committee Rep.

Dr. Jan Yanda, Director
Landscape & Recreation
Representative

Cabrillo Staff 2018

Cabrillo Manager: Mark Tracy

Director Resident Services:
Jesse Meyer

Director Maintenance Services:
Salvador Padilla

Resident Services Team:
Temo Lopez
Mike Bernardino
Mike Coleman
Thomas Rodriguez

Custodial Team:
Isai Ferreyra
Isaac Padilla

Maintenance Team:
Aureliano Alvarez

Presidents Message...

The Board approved a 2019 budget for Cabrillo members at the September 18th, 2018 meeting. This budget includes a 6.5% increase in assessments for 2019. L&R has increased both their Capital Improvement and Operating budgets which significantly impacts our budget.

We have included a significant increase in our monthly contribution to our reserves to cope with our aging building. As costs associated with maintaining a 47 year old building continue to increase, Cabrillo's Board wants to avoid "special assessments" as much as possible! You will receive specific notice of this increase as part of the annual disclosures that are mailed to all owners of record on November 15th of each year. Owners who are EFT (electronic funds transfer) need not take any action come January 2019 but those who are not, should make arrangements for the increase in assessments.

**Dr. Gary A. Martin
CSCA#1 Board President**



MAINTENANCE NEWS:

- The Terrace deck area was cleaned and pressure washed by the staff in September.
- A 5" cast iron storm drain pipe broke in the lobby ceiling and was repaired by the staff with help from SavOn Plumbing. (see pics below)
- Upper Lobby tile was polished by Pure Light Tile Restoration.
- It's the off season, please remove beach chairs, boogie boards, surf boards and other "summer" gear from your parking spot.
- Please notify the desk if you have any leaky faucets, dripping showers, running toilets, etc. prevention is the best way to avoid water damage to your unit!!
- Broken drain pipes were repaired in #1602 & #401 by Sal and staff. (Pics above)
- Rooftop façade access equipment was subject to 10 year load testing which was done by an outside company. Everything is in good working order.

