

THE CABRILLO COURIER

October 2019

Autumn 2019 Edition

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) The 2019 Reserve update is underway and will be sent to all owners of record upon completion.

2) Election Ballots were sent to all owners on 10/2/2019. It is important that you return your Ballot or Proxy if you are not able to attend the Annual Members Meeting 11/2/10 – 2 p.m. We need a quorum and we are currently short on ballots.

3) The modernization of the elevator mechanical equipment has already begun but will move into full swing on January 2, 2020. Each elevator will be out of service for 3 months. **NO REMODELING WORK** will be allowed from 1/1/2020 to 9/5/2020. (this includes the normal summer remodeling hiatus) We ask that you limit deliveries from 1/1/2020 to 6/1/2020. No carpet installations, furniture deliveries, etc. during this time. Please plan your visits accordingly!

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

5) Mike Bernardino asked that I say hello to all his friends here at Cabrillo! Mike & Natalie have settled into their new home and are enjoying life in Japan.



Photo courtesy of Mark Tracy

Dear Cabrillo Owners,

L&R is a committee of 1 representative from the Boards of each of the 10 Coronado Shores buildings. Majority rules. The L&R committee hires the L&R Manager who is in charge maintaining the Coronado Shores common area. This is a huge responsibility with a enormous budget. It is important that there be complete transparency and that the L&R Committee fully inspects what they expect.

If even a small percentage of what, Dr. Jan Yanda, our L&R Representative tells us, is true, this is not happening. For years, our Cabrillo Board Vice-President, Bill Leonard, was also Chairman of the L&R Committee. There was strict fiscal control. Some would say too strict, however the L&R Budget was kept under control and we heard very little complaining regarding L&R and how it was being run. Now, it seems that L&R being fiscally out of control is the majority of what is brought to the Cabrillo Board's attention from owners. In my opinion, if we don't get this under control, our dues are going to be so expensive that Coronado Shores units are going to be priced out of the market. This hurts all owners.

Reportedly, the L&R Committee continues to do whatever the L&R Manager wants, however he wants it. We are concerned about potential legal issues being created which are only going to cost us more money.

We had to increase Cabrillo dues for 2019 by 35% more than we needed for Cabrillo and 36% more than we needed for Cabrillo in 2020 simply because the budget presented to the L&R Committee by the L&R Manager and ratified by the L&R Committee has expanded immensely. Here are some facts:

L&R OPERATING BUDGET:

20% Increase, \$467,020.00, in the past two years.
Increase in 2019 Operating Budget - \$277,731.00
Increase in 2020 Operating Budget - \$189,289.00.

L&R CAPITAL BUDGET:

60% Increase, \$180,000.00, in the past two years .
Increase in 2019 Capital Budget - \$90,000
Increase in 2020 Capital Budget - \$90,000

ASSESSMENTS:

\$1,094,000.00 Lagoon assessment
75% increase in 2020 Enforcement Committee assessments

This is money coming out of your wallet and it must be brought under control. Our L&R representative is reporting that oversight is not happening like it used to when L&R was led by Bill Leonard. According to our L&R Representative, the L&R Committee is being routinely asked to ratify contracts and approve expenditures for which the line items and proper accounting auditing is not being provided to the L&R Committee by the L&R Manager and staff, yet the L&R Committee is going ahead and doing it anyway. There is no way the Cabrillo Board would operate like that, nor should you expect us to do so.

Owners must get involved. You must see for yourself what is happening. This is all happening mainly due to owner un-involvement and disassociation from the governing of Coronado Shores.

If you attend L&R Meetings you will quickly see what I mean. Some have described it as a circus and come away appalled. Our L&R Representative, Dr. Yanda, has a list of items she has complained about over the past year that reads like a horror movie script and she has taken a lot of heat for being a dissenting vote on many issues. Get involved with L&R. See for yourself.

If you want Cabrillo dues to continue rising way beyond what we need to maintain the building -- do nothing.

If you want to save a lot of money -- get involved and monitor the L&R Committee actions and start asking questions!

Dr. Gary A. Martin, President CSCA #1

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



Board of Directors 2019

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 2019

Cabrillo Manager: Mark Tracy

Director Resident Services:
Jesse Meyer

Director Maintenance Services:
Salvador Padilla

Resident Services Team:
Temo Lopez
Cheyne Merrill
Mike Coleman
Thomas Rodriguez

Custodial Team:
Isai Ferreyra
Isaac Padilla

Maintenance Team:
Aureliano Alvarez

Managers Message...

The elevator mechanical modernization has already begun! Techs from Thyssenkrupp Elevator have been on site surveying and weighing the elevators in order to get a jump on what will be a big job. On January 2, 2020 elevator #2 (the one on your right) will be taken out of service for 90 days. Once completed and back in service, elevator #1 (on your left) will be out of service until 6/30/2019 at the earliest!

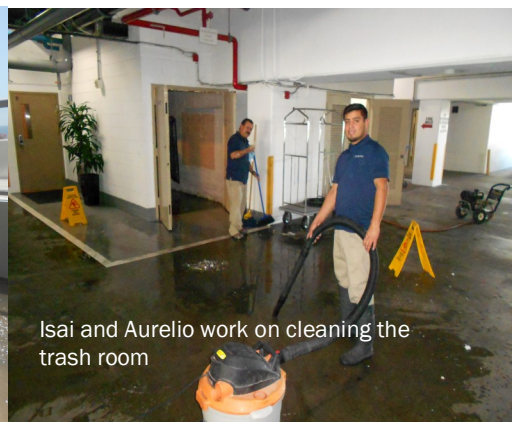
For those of you who don't live here year round, please consider having packages sent to your home address instead of to the building. Every delivered package requires two elevator trips!

You can expect wait times on all floors while we have one elevator out of service. There is no guarantee that this job will be done by 6/30/2020. The State of California is very strict about only having two technicians working on the elevator at the same time. Every effort is being made to complete the job on time!

Mark Tracy - CSCA#1 Manager

MAINTENANCE NEWS:

- Loss Control Experts from Farmers Insurance toured the property recently with the Manager & Engineer. The building is being maintained in a safe and first class condition.
- The Terrace deck was cleaned and power washed by the staff! (pic below)
- County Burner changed the heat exchangers on both domestic hot water heaters.
- 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.
- Trash room was cleaned, pressure washed and repainted recently (see pic below)
- Next Window Cleaning is scheduled for early January 2019...weather permitting.



Isai and Aurelio work on cleaning the trash room