

CORONADO CONNECTIONS



Volume 12 Issue 3

A Monthly Newsletter for the Residents of Coronado Condominium

April 2026

Coronado Condominium Association, Inc
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OFFICE HOURS

Mon, Tues, Thur 9am-5pm
Wednesday 9am-7pm
Friday 9am-3:30

COMMUNITY UPDATES

What's Happening Around Our Community

Exciting things are happening, and we're happy to share the latest updates as we continue working to enhance our community!

50-Year Recertification

We've reached an important milestone, Advanced Solutions Engineering has completed the report for our 50-year recertification inspection. This brings us one step closer to the exciting renovations ahead, including fresh paint, façade restoration, updated lighting, and other improvements that will enhance both the look and long-term value of our community.

Construction & Bidding Process

On April 22nd, the Construction Committee held its first meeting to review and finalize the bid package before distributing it to contractors. This ensures a thorough and competitive process as we move forward.

That same evening, during the Open Board Meeting, residents were formally introduced to Advanced Solutions Engineering, offering helpful insight into their role and what to expect in the months ahead.

Financing Updates

We are currently in the final stages of reviewing proposals from City National Bank and Banco Popular. The Board is carefully evaluating both options to secure the best possible terms for the Association. A final decision will be shared soon.



Ongoing Inspections & Improvements

Inspections of the pool and shuffleboard areas are already underway following proposal approval. In addition, proposals for improvements to the lobby entrances are currently in progress. We'll continue to keep everyone updated as these projects develop.

Security Enhancements

We are excited to announce major upgrades to our community's safety and security. A new security company has been engaged and will begin work shortly.

Continued on page 2

Community Updates *(cont. from page 1)*

Enhancements include:

- Installation of over 100 cameras at no cost to the Association
- Security personnel equipped with body cameras
- 24/7 monitoring of all camera systems
- A complete renovation of the gatehouse
- Additional staffing, including a new supervisor, to improve property coverage

Staff Update

Our Assistant Property Manager, Erica Ross, completed her final day with us on Friday, April 24th, and has accepted a Property Manager position at another property. We thank Erica for her hard work and dedication to our community and wish her continued success in her new role.

Rental Policy Update

We are currently awaiting confirmation from legal counsel regarding the date of the upcoming Special Meeting, where the proposed rental cap will be discussed. Once confirmed, the date will be promptly shared with all residents.

ACTUALIZACIONES DE LA COMUNIDAD

Lo Que Está Sucediendo en Nuestra Comunidad

¡Están ocurriendo cosas emocionantes y nos complace compartir las últimas novedades mientras continuamos trabajando para mejorar nuestra comunidad!

Recertificación de 50 Años

Hemos alcanzado un hito importante: Advanced Solutions Engineering ha completado el informe para la inspección de recertificación de 50 años. Esto nos acerca un paso más a las emocionantes renovaciones que se avecinan, incluyendo pintura nueva, restauración de la fachada, iluminación actualizada y otras mejoras que aumentarán tanto la apariencia como el valor a largo plazo de nuestra comunidad.

Proceso de Construcción y Licitación

El 22 de abril, el Comité de Construcción celebró su primera reunión para revisar y finalizar el paquete de licitación antes de distribuirlo a los contratistas. Esto garantiza un proceso exhaustivo y competitivo a medida que avanzamos.

Esa misma noche, durante la reunión abierta de la Junta, se presentó formalmente a Advanced Solutions Engineering a los residentes, brindando una visión clara de su rol y de lo

Pasa a la página 3




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Actualizaciones De La Comunidad (viene de la pagina 2)

que podemos esperar en los próximos meses.

Actualización de Financiamiento

Actualmente nos encontramos en las etapas finales de revisión de propuestas de City National Bank y Banco Popular. La Junta está evaluando cuidadosamente ambas opciones para asegurar las mejores condiciones posibles para la Asociación. Una decisión final será anunciada pronto.

Inspecciones y Mejoras en Curso

Las inspecciones de las áreas de la piscina y shuffleboard ya están en marcha tras la aprobación de la propuesta. Además, se están evaluando propuestas para mejoras en las entradas del lobby.



Continuaremos manteniendo informada a la comunidad a medida que estos proyectos avancen.

Mejoras de Seguridad

Nos complace anunciar importantes mejoras en la seguridad de nuestra comunidad. Se ha contratado una nueva empresa de seguridad que comenzará a trabajar en breve. Las mejoras incluyen:

- Instalación de más de 100 cámaras sin costo para la Asociación
- Personal de seguridad equipado con cámaras corporales
- Monitoreo 24/7 de todos los sistemas de cámaras
- Renovación completa de la caseta de vigilancia
- Personal adicional, incluyendo un nuevo supervisor, para mejorar la cobertura de la propiedad

Actualización de Personal

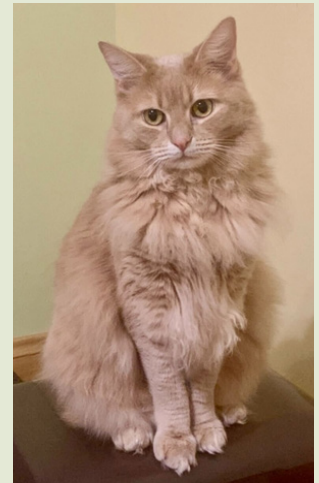
Nuestra Asistente de Administración de Propiedad, Erica Ross, finalizó su último día con nosotros el viernes 24 de abril y ha aceptado un puesto como Administradora de Propiedad en otra comunidad. Agradecemos a Erica por su dedicación y contribuciones, y le deseamos mucho éxito en su nuevo rol.

Actualización de la Política de Alquileres

Actualmente estamos a la espera de la confirmación de nuestro asesor legal sobre la fecha de la próxima Reunión Especial, donde se discutirá el límite propuesto de alquileres. Una vez confirmada, la fecha será comunicada oportunamente a todos los residentes.

PET SPOTLIGHT

This month, we're featuring a very special resident, Lucy! Lucy has been part of my life for 8 years and was rescued from the streets as a kitten. She's fluffy, sweet, and full of personality (and yes, responsible for plenty of cat hair on my clothes!). Lucy loves Churu treats, cozy cuddles, and sitting on my computer keyboard while I try to work.



Interested in having your pet featured next? We'd love to meet them! Please email me at amykaplan.coronadofl@gmail.com.

MASCOTA DESTACADA

Este mes presentamos a una residente muy especial: ¡Lucy! Lucy ha sido parte de mi vida durante 8 años y fue rescatada de la calle cuando era una gatita. Es esponjosa, dulce y llena de personalidad (y sí, responsable de mucho pelo en mi ropa). A Lucy le encantan los premios Churu, los mimos y sentarse en mi teclado mientras intento trabajar.

¿Te gustaría que tu mascota sea la próxima destacada? ¡Nos encantaría conocerla! Por favor envíame un correo a amykaplan.coronadofl@gmail.com.

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