

# THE CAIRO



**Open Session Member Meeting**

June 3, 2024



# Agenda

## Special Assessment Project Overview

1. Alarm System
2. Roof
3. CO2 Sensors
4. Call Boxes
5. Landscaping
6. Water Damages
7. Water Sub-meters

## Timeline

## Cost

## Q&A

## Resolution



# Alarm System



## Problem To Solve

- ❑ False Alarms
- ❑ Annoying beeping
- ❑ Dying electronics
- ❑ Reduce FD calls for service

## Reasoning

- ❑ Building code violation & inspection failure
- ❑ Irreplaceable lithium battery

## Solution

- ❑ Replace Alarm System
- ❑ New in-unit sounders
- ❑ Move monitoring service to new provider

## Benefits

- ❑ Compliance with City of SD
- ❑ Pass inspection
- ❑ Secure alarm system
- ❑ Eliminate false alarms, system beeping, and eventual failure
- ❑ Less irritating in-unit sounders

# Roof



## Problem To Solve

- ❑ Resolve roof issues before it's too late
- ❑ Minimize water damage
- ❑ Minimize R&R = \$\$\$

## Reasoning

- ❑ Roof is reaching EoL
- ❑ Eliminate tar & gravel roofing from dropping onto terraces

## Solution

- ❑ Apply oil-base polyurethane slurry

## Benefits

- Greatly extends roof life without R&R
- Future capability to add solar panels does not affect warranty
- Eliminate tar & gravel remnants from blowing onto terraces



# Call Boxes

## Problem To Solve

- ❑ Dying electronics
- ❑ Increase security

## Reasoning

- ❑ Can't program system: numbers and fobs
- ❑ Once CPU dies, fobs no longer function



## Solution

- ❑ Replace call boxes with current technology and added security

## Benefits

- ❑ Unique codes for residents, guests, and service personnel
- ❑ Video and picture capture of call box users
- ❑ Can still use fobs
- ❑ Facilitate movement inside property

# Carbon Monoxide Sensors



## Problem To Solve

- ❑ CO2 sensors dying
- ❑ Fan automation broken

## Solution

- ❑ Replace CO2 sensors

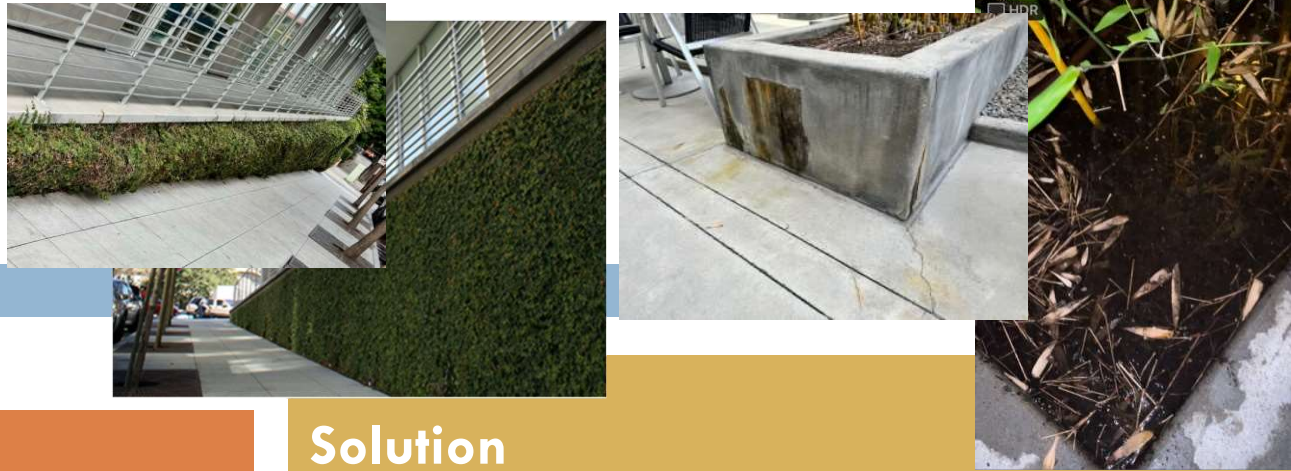
## Reasoning

- ❑ Requires fan to run 24/7
- ❑ Stay up to code

## Benefits

- ❑ Accurately detect CO2 levels
- ❑ Compliance with State of CA

# Landscaping



## Problem To Solve

- ❑ Minimize water damage
- ❑ Minimize water use/waste
- ❑ Stop damage to planters
- ❑ Eliminate efflorescence

## Reasoning

- ❑ Water leaking
- ❑ Wasting water
- ❑ Bamboo roots damage irrigation & planters

## Solution

- ❑ Excavate concrete planters
- ❑ Apply waterproofing sealant
- ❑ Repair irrigation system
- ❑ Replant with environmental & planter friendly vegetation

## Benefits

- ❑ Stop further planter damage
- ❑ Reduce foundation damage
- ❑ Minimize water leaks
- ❑ Minimize water use

# Water Damages

## Problem To Solve

- ❑ Repair water damage around property affecting common areas
- ❑ Resolve external water damage affecting 4 units

## Reasoning

- ❑ Water leaks deteriorate the property walls and the foundation



## Solution

- ❑ Repair external damages believing to affect 4 units

## Benefits

- ❑ Prevent further property damage
- ❑ Reduce foundation damage



# Water Sub Meters



## Problem To Solve

- ❑ HOA is being over billed
- ❑ Current meter reader lacks service

## Reasoning

- ❑ 40% of sub meters are broken

## Solution

- ❑ Replace all water sub meters
- ❑ Move to a service model to keep all sub meters current, up to date, and correctly read/billed

## Benefits

- ❑ Avoids large price tag to replace
- ❑ Provides accurate billing
- ❑ Reduces HOA expenses

Note: Not part of Special Assessment

# Timeline

1. Board investigates solutions ✓ 11/2023 - 05/2024
2. Executive Board Meeting confirms contractors ✓ 05/23/2024
3. Open Member Meeting ✓ 06/03/2024
4. Members vote □ 06/06/2024 – 07/05/2024
5. Open Member Meeting □ 07/08/2024
6. If approved, collect funds and begin work to improve the Cairo □ 08/08/2024 – 09/08/2024

# Special Assessment Proposal

## 2024 Cairo HOA Special Assessment

Item	Contractor	Proposals	SA Price
Alarm	Titan Fire Protection	\$42,630.00	\$49,024.50
Roof	San Diego Roofing Company	\$57,950.00	\$66,642.50
Call Box	Controlled Entrances	\$12,869.00	\$14,799.35
Carbon Monoxide	AC Energy System	\$2,280.00	\$2,622.00
Landscape	Total Quality Corporation	\$9,823.26	\$11,296.75
Water Damage	Alta Waterproofing & Jakobson		
	Common Area: Alta	\$10,080.00	\$11,592.00
	Unit 16: Jakobson	\$5,406.00	\$6,216.90
	Unit 7: No exterior	\$0.00	\$0.00
	Unit 10: Jakobson	\$11,184.00	\$12,861.60
	Unit 15: Alta	\$35,960.00	\$41,354.00
Water SubMeters	Meter Net	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$188,182.26</b>	<b>\$216,409.60</b>

# Breakdown By Unit

The Cairo 2024 Special Assessment							
Alarm, Roof, Call Box, Landscape, Carbon monoxide detection, Water damage remediation, sub-meter replacements		Total SQ FT	22053		The roof cost is calculated variably, all other costs are calculated equally		
		One Time Fixed	\$149,767.00				
		One Time Variable	\$66,642.50				
		Total Monthly					
		Variable Factor	3.02192445				
						Paid Amount	Paid Date
UNIT #	UNIT #	SQ FT	FIXED	VARIABLE	Assessment		
1	Satallante, John V.	1,565	\$ 9,360.44	\$ 4,729.31	\$ 14,089.75		
2	Armolea, Adam & Batani, Christian	1,340	\$ 9,360.44	\$ 4,049.38	\$ 13,409.82		
3	Norman, Timothy	1,529	\$ 9,360.44	\$ 4,620.52	\$ 13,980.96		
4	Dunn, Melanie C. & Schwarz, Arthur A	1,529	\$ 9,360.44	\$ 4,620.52	\$ 13,980.96		
5	Klein, Gary	1,872	\$ 9,360.44	\$ 5,657.04	\$ 15,017.48		
6	Yonston, Shane	1,739	\$ 9,360.44	\$ 5,255.13	\$ 14,615.56		
7	Yoo, Cara J. & Yoo, Young H	1,565	\$ 9,360.44	\$ 4,729.31	\$ 14,089.75		
8	Hwang, Hyunju	958	\$ 9,360.44	\$ 2,895.00	\$ 12,255.44		
9	Dhuleshia, Amit C ach on 14th	958	\$ 9,360.44	\$ 2,895.00	\$ 12,255.44		
10	Florio, Matthew V	1,277	\$ 9,360.44	\$ 3,859.00	\$ 13,219.44		
11	Snead, John R.	1,176	\$ 9,360.44	\$ 3,553.78	\$ 12,914.22		
12	Harris, Laura Ann	1,176	\$ 9,360.44	\$ 3,553.78	\$ 12,914.22		
13	Toth, David & Yamin, Leyla	1,176	\$ 9,360.44	\$ 3,553.78	\$ 12,914.22		
14	Negreiros, Josemar	1,514	\$ 9,360.44	\$ 4,575.19	\$ 13,935.63		
15	Hunt, Dana L	1,514	\$ 9,360.44	\$ 4,575.19	\$ 13,935.63		
16	Caballero, Christian & Pun, Jennifer Y.	1,165	\$ 9,360.44	\$ 3,520.54	\$ 12,880.98		
Totals:		22,053	\$ 149,767.00	\$ 66,642.50	\$ 216,409.50	\$0.00	
Variable Monthly Costs:					Balance	\$216,409.50	
Roof			\$ 66,642.50				
Total Variable:			\$ 66,642.50				