

If you regularly attend the open Condominium Owners Association (COA) Board meetings every month, you know the directors vote on many important and complex business matters that were discussed first in private Executive Sessions, which this hard working Board holds every week. The open meetings are so filled with MCC business that there is not enough time to go into detail on every subject.

To help owners sort all of this out, every month the Owners Group Website will post a list of the action taken on the most pressing COA agenda items and how the Board's votes will affect our community.

COA BOARD MEETING, JULY 24, 2023

- A. **EV Charging Stations:** The Board and our management company have been working with Southern California Edison and a company called SiteLogiq. The EV Chargers are Autel Maxi Chargers. Tesla's will need an adapter to use them. There will be 30 chargers with 10 in the parking area by the East Tower North and 20 near the bike cage in West Visitors Parking Garage. This will reduce the number of visitor's parking places on the first floor. Unfortunately, workers, Essex tenants, and MCC owners are improperly using visitor parking as their own personal parking places, which already limits visitor parking on the top floors. The COA Board and management have been informed of the problem and are working on it. The charging stations are expected to be available by January.
- B. **Fitness center:** The equipment upgrade, new flooring, and painting is well described in the August newsletter that was left at every unit door, or you can also find it at marinacityclub.net. COA Board VP, Jack Fishman, says the new equipment lease includes maintenance and repair, and it will actually be more cost effective than the high expense to continually fix the old equipment we have now.
- C. **Wash Laundry:** New upgraded washer and dryers will soon replace our old versions. The dryer stack will be shorter for those who have trouble reaching the top dryer. Also, there will be one front loading washer per building for those who have difficulties with a top loader. It has not been decided which floor the washing machine front loader will be on. Price increase for the new washer is 50 cents and 25 cents for the dryer. In addition to the new machines, the laundry rooms are going to have fresh paint and new floors, before the machines are installed. The flooring and painting proposal is now awaiting Board approval.

The following were not on the agenda, but came up either during or after the meeting

- **Car Wash Revival:** The car wash is coming back! Essex has selected a new company to wash our vehicles. There is no start date yet, but there will be an announcement once management receives more information. The new car wash will be located in the same location as the original car wash.
- **Hallway flooring:** The board is obtaining proposals to waterproof and replace the carpet in the hallways. Another option being considered is to waterproof and texture finish the concrete. If the Board goes with that option there will be no carpet.
- **Congratulations:** The COA Board has appointed three owners who are not on the COA Board to positions formerly held by COA Board directors. Maureen Hunt and Debra Nessel have joined the Restaurant Board, and Edward Robin is now on Management Council. Thanks to all of you who have volunteered for much hard work ahead.