

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**August 15, 2009**

The meeting was called to order at 10:30 a.m.

Directors Present: Sharon Lapid, Travis Reneau, Don Bushell and Tawfik Rizkallah.  
Also Attending: Alan Aegerter, Manager and 6 owners.

**Approval of Minutes.** The minutes of the May 23, 2009 board meeting were approved.

**Financial Report.** Treasurer Tawfik Rizkallah reported the year to date is negative to budget by \$ 659. The Board also received a detailed financial report of the Hallway, Lobby and Entry Renovation project showing contract and change orders. We are on budget.

**Building Maintenance and Repair**

- Renovation has remaining: elevator panels, hallway doorbells and new handles for 15<sup>th</sup> and 16<sup>th</sup> floors, paint touch-up, lobby spot light for new art, bathroom sink and detail “check-list”.
  
- We experienced a plumbing leak in the 03 guest bath drain pipe, staff replaced a 8 foot section at the 7<sup>th</sup> floor hallway. There was also a kitchen drain clog on the 05 stack with damage to 805 that the Association will repair.
  
- Staff assisted the renovation contractor in installing new door bells and chimes, and new door handles. They also provided the Front Desk re-wiring for our security monitors, painted the fire sprinkler water storage tank, installed lighting for our new gardens at the entry and re-located “pull” fire alarm handles at the elevator lobbies.
  
- Windows will be washed in September
  
- The Board of Directors directed the Manager to develop and document a moisture detection plan at all drain pipe locations.

**Committee Reports**

**Special Note: The Board is seeking volunteers for the Recreation Committee seat. Please consider volunteering your time for this important governance position.**

Sharon Lapid, L&R: Reported that the L&R finances are running favorable to budget. Maintenance has made repairs to electrical system at the Health Club and also removed graffiti there. Increase parking violations has been reported during the summer months and copies of all citations are provided to each building for follow-up with the parties involved. In a cost savings move the Committee approved the installation of induction lighting for all exterior lamps and is exploring installing solar panels on top of the Beach Club to assist in the heating of the Beach Club pool water. Director Bushell asked that

the Committee hold a public forum to discuss the rules changes that went into effect just before summer due to a large number of negative responses from owners.

Travis Reneau, Satellite TV: The sub-committee is continuing its evaluation of AT&T, Time Warner Cable and DISH as options for when the current DISH contract expires next March. Our building representatives are not ready to make a recommendation until further meetings with DISH and AT&T are held. Our building continues to experience technical problems with loss of signal.

Malcom Danoff, Landscape: Reported the Committee continues to have their campus walk-arounds to determine the overall condition of the landscaped areas. The lagoon requires a high amount of maintenance and is being studied for potential cost saving recommendations. El Encanto has made provided the Committee our plans for improving our island landscape area to improve sight lines and maintain continuity with our newly planted gardens. L&R has provided a \$2,000 credit to each building for such landscape improvements. All plants removed from the island to support the new design will be utilized in other areas surrounding our building.

Tawfik Rizkallah, Enforcement: Reported the the committee has \$200,000 saved for future maintenance costs and will not assess the Associations in 2010. The City of Coronado wishes to construct a bathroom with showers in the southwest section of the public parking area, our Board is opposed to this. MOTION: To communicate to the City of Coronado that Coronado Association #8 is opposed to the construction of a bathroom structure in the public parking area off oa Avenue de las Arenas. PASSED 4-0

No Representative, Recreation: Sharon Lapid attended this meeting and reported the Families Activities Group is requesting a \$ 4,900 budget for 2010; \$2,500 for family activities equipment and supplies and \$ 2,400 for staffing. MOTION: To approved the budget as requested PASSED 3-1 (Bushell voting no). Also the Fitness Class held at the Roeder has been canceled due to the requirement that 60% of attendees be Shores residents was not met.

Don Bushell, Insurance: Reported the Committee has renewed with the current healthcare provided for employees medical insurance, the vote was 9-1 (Bushell voting no).

Sharon Lapid, Fitness Interest Group: Reported that there was a meet and greet in July and a new survey is being distributed to the owners. While there is no short term schedule due to economic conditions, the Group is continuing to meet and plan for a new spa and healthclub facility.

### **Unfinished Business**

El Encanto Rules and Regulations. To bring our rules and regulations current with the approved L&R rules, it was approved to modify the rules as follows:

- Include the L&R language regarding ID Cards

- Require that all carts and stroller be taken through the garages to minimize damage to our new lobby stairs and stonework

- Specify that no personal items are to be placed or mounted in the common

areas. This is to maintain the aesthetic beauty of our renovated hallways. An owner can apply in writing for any exceptions with the Manager.

El Encanto Rules and Regulations for Homeowner Unit Modifications, Alterations and Repairs also require revision to include information on our new access controlled garage door and common area door locks. Specific rules have been changed to forbid the entry of commercial vehicles into our garages and to add enforcement elements for those contractors that do not clean up the parking areas they utilize.

A proposed El Encanto Rules and Regulations document and El Encanto Rules and Regulations for Homeowner Unit Modification was sent to each owner for comment. MOTION: To adopt the El Encanto Rules and Regulations as proposed PASSED 3-0 (Rizkallah had to leave the meeting before this vote was taken).

The item of doormats was discussed, the Board decided to allow for a Board approved mat the owner can purchase from the Association when an owner provides a written request for exemption.

### **New Business**

Security cameras for the hallways was discussed. The Board directed the Manager to obtain 3 bids for the next meeting.

Automated key system to improve the movement of unit keys was discussed. La Playa has such a system installed. The Board directed the Manager to provide a detailed overview along with estimated cost information at the next meeting.

The discussion

### **Home Owner Comments**

3 written communications: 1 against the number of ID cards issued per unit; 1 regarding water damage and increasing the postings to tenants, and one against the policy of issuing Photo ID cards inked to a person as opposed to linking to each unit.

Verbal comments included looking at luggage carts to reduce noise, staff shifts, and poor workmanship on new hallway tile.

The date for the next Board of Director's meeting when known will be posted; it is expected to be in July.

There being no further business, the meeting was adjourned at 5:35 PM.

### **Executive Session called to order at 5:40 PM**

An Employee issue was discussed

Executive Session adjourned at 6:15 PM