

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
January 14, 2009

The meeting was called to order at 10:00 a.m.

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

Approval of Minutes. The minutes of the December 12, 2008 board meeting were approved.

Financial Report. Treasurer Tawfik Rizkallah reported that expenses are tracking to budget. MOTION: To award the audit of our 2008 financials to Lanning and Owens, CPA . PASSED 4-0. Board asked the Manager to prepare a detailed financial report of the Hallway, Lobby and Entry Renovation project showing contract and change order payments.

Building Maintenance and Repair

- Remodels in-progress include 1607, 206 and 907
 - We experienced 4 Plumbing leaks, all with minor damage to units below.
 - Hallway Renovation:
 - Floors 11-16 will be substantially complete by January 16th
 - Floors 6-10 will be substantially completed by February 1st
 - Floors T-5 are working on wall columns, stone flooring and electrical
- We experienced elevator problems with both elevators requiring repair
Staff is now on the 3rd floor installing RG6 cabling,
Staff and contractor will be working on unit doors for final trim paint, door number, chime and viewer installation and check door brushes. We will post exact dates when know.

Committee Reports

Special Note: The Board is seeking volunteers for Landscape and Recreation Committee seats in 2009. Please consider volunteering your time for these important governance positions.

Sharon Lapid, L&R: The sub-committee formed to address rules and their enforcement provided additional recommendations; the Board reviewed but deferred comment until the legal review is complete. L&R finished 2008 \$55,000 ahead of budget; the funds will be credited back to the buildings. Energy conservation for homeowners will continue to be highlighted in the Green Sheet addition to the Newsletter.

Travis Reneau, Satellite TV: DISH recently informed us that all the “bulk” receivers (the main receiver provided for by the Association) will be replaced soon. They will perform the hardware swap within the next 2 months. The Manager will post dates once known.

No Representative, Landscape: Reviewing the minutes of their last meeting it is noted that a list of acceptable trees has been developed for future use and the Coronado Shores lettering at our mainentrance will be changed at no cost to a brushed aluminum color.

Tawfik Rizkallah, Enforcement: No Report

No Representative, Recreation: Reviewing the minutes of their last meeting it is noted that a ramp into the Beach Club was not approved, also there is a new (and less expensive) fee structure to rent the Roeder Pavillion. Also it is the position of this Board that the proposed new dress code for the Beach Club is too restrictive.

Don Bushell, Insurance: Reported the Committee is meeting later today to review bids for our main insurance policies for 2009.

Sharon Lapid, Fitness Group: Reported that L&R will vote later this week on funds to finance a professional survey of the homeowners regarding recreational usage and future facilities plans.

Unfinished Business

Keyless Access System: The Board reviewed an updated bid from Manageware to include keyless access for the upper and lower elevator call buttons to their existing proposal (2 garage gates and 4 doors lading to the upper and lower lobby) for \$24,856.89. MOTIONL To accept the bid and move forward with the installation PASSED 4-0.

New Business

New proposed rules for L&R: The proposed rules were distributed and discussed. Overall the Board will defer a position until the legal review is completed.

Home Owner Comments

None. Please note that unsigned communications to the Board will not be addressed nor discussed.

The date for the next Board of Director's meeting when known will be posted.

There being no further business, the meeting was adjourned at 12:15 PM.