

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
May 23, 2009

The meeting was called to order at 4:00 p.m.

Directors Present: Sharon Lapid, Travis Reneau, Don Bushell, Vijay Arora and Tawfik Rizkallah. Also Attending: Alan Aegerter, Manager and 9 owners.

Approval of Minutes. The minutes of the March 19, 2009 board meeting were approved.

Financial Report. Treasurer Tawfik Rizkallah reported the year to date is negative to budget by \$19,400 mostly due to an incorrect method of noting 2008 budget surplus carry over to 2009. 2008 ended with a \$16,400 unspent surplus that was incorrectly noted in the 2009 budget as miscellaneous revenue. That \$16,400 is retained earnings and cannot be noted twice as revenue. Therefore a revised budget, with a negative \$16,400 balance, was prepared for approval.

MOTION: To adopt the revised 2009 budget reflecting the correct revenue amounts.
PASSED 5-0

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

- All remodels are completed
- We experienced 1 Plumbing leak in the 09 kitchen drain pipe, minor damage to 1 unit
- Staff replaced or repaired all unit door brushes, added door holding magnets where possible, re-surfaced the roof of the entry canopy, installed proximity card readers at the two entrance garage gates and replaced a leaking water valve in the trash room
- Staff will perform preventative jet-cleaning of kitchen drains in late May and early June
- Hallway Renovation:
 - Hallways contract work is complete (except for detail repairs and change Orders that should be done by June 19)
 - Entry fountain work is done, pools to be resurfaced and stone columns cleaned by June 5
 - Lobby and Elevator interior work has begun and is expected to be completed Mid June
- Windows will be washed in June

Committee Reports

Special Note: The Board is seeking volunteers for the Recreation Committee seat in 2009. Please consider volunteering your time for this important governance position.

Sharon Lapid, L&R: Reported that to better support the new rules regarding Photo ID cards, the L&R office will be opened 7 days a week. New vehicle decals have been issued to the buildings, they will be issued every two years. You will need to bring your insurance and registration to the Front Desk to get a new decal. Pool officers will man each pool beginning June 13th. SDGE will be replacing some aging switches on the campus that will result in electricity being turned off for 12-hour periods; El Encanto will not be affected. L&R is testing new "EasyLobby" software at the Kiosk to improve communications with the Buildings and improve service to incoming vehicles.

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. A recommendation to the Board will be provided at the next meeting.

Malcom Danoff, Landscape: Malcom was thanked by the Board for volunteering. He reported that the sub-committee has created an "approved tree list" for reference on future plantings; they recommended not to remove coral trees unless for safety and if the tree is dying; the sub-committee has formed a separate group to investigate the issue of tall palm trees for recommendations. The new planter on the island where the old security shack was is built and planting continues. There is a one-time per-building \$2000 budget from L&R for common area landscape design and installation.

Tawfik Rizkallah, Enforcement: Dr. Rizkallah noted that the sub-committee will purchase equipment for each building to use to clean the pavers in front of our buildings. They will also continue to collect monthly assessments in an effort to build a reserve fund for unforeseen expenditures.

No Representative, Recreation: Sharon Lapid attended this meeting and reported the carpet at the Roeder Pavilion will be replaced, the Family Activities group has planned many events for this summer (they will be posted) and new "no trespassing" signs are being installed around the campus to keep passer-bys from entering the Shores. Two items voted down by L&R include providing a vending machine at the El Camino and Cabrillo pools and the hiring of a tennis pro that would have allowed guests from the Hotel Del Coronado.

Don Bushell, Insurance: Reported the Committee has formed a group to review past L&R worker compensation claims to make recommendations to improve safety awareness and training.

Unfinished Business

The new L&R rules will be enforced beginning May 23rd. Please see our doorperson for a copy or call our manager if you have any questions.

New 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.

A revised El Encanto Rules and Regulations document will be sent to each owner for comment and voted on for final adoption no sooner than July 10, 2009.

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.

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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