

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
September 26, 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 1 owner.

Approval of Minutes. The minutes of the August 15, 2009 board meeting were approved.

The Regular Meeting was adjourned at 10:31

An Executive Session was called to order at 10:31

TV Service: A presentation was made by DISH reviewing technical and cost components for potential new contract. No final decision was made by the Board.

The executive Session was adjourned at 11:30

The Regular meeting was called back to order at 11:35

Financial Report. Treasurer Tawfik Rizkallah reported the year to date is negative to budget by \$ 1,120. The Board also received a detailed financial report of the Hallway, Lobby and Entry Renovation project showing contract and change orders. We continue to be on budget.

Building Maintenance and Repair

- Renovation is complete. We are proceeding through detail “check-list” completion and inspections.
- Unit remodels have begun; 1203, 1208, 1408, 1508 and 1608 will or have already started.
- Staff assisted the renovation contractor in installing new door bells and chimes, and new door handles. They also completed re-wiring the elevator call buttons for the new security proximity card reader lock.
- Windows were washed in September

Committee Reports

Sharon Lapid, L&R: Reported that the L&R is testing a new HID genie that would work like our current genies but contain identifying signals like the proximity cards. It was discovered that the beach parking lot lights are part of the overall L&R electric costs and that the lights are now on a timer to reduce costs (off at 10 pm). Please get your 2010 (new) vehicle decals as the parking control officers are now “booting” cars with no or old decals. Common area and recreational rules are being reviewed and will be discussed again at the next meeting,

Sharon Lapid, Beach Club: Reported a new “Pot Luck” event for the 1st and 3rd Wednesdays, see the fliers for more information. The Monday Night Football is back; see the Beach Club news for menu and pricing.

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. No final decision has been made.

Malcolm Danoff, Landscape: No report

Tawfik Rizkallah, Enforcement: No report

Recreation: Sharon Lapid attended this meeting and reports that benches have been added at the tennis courts and a new gate installed at the El Camino pool.

Don Bushell, Insurance: No report

Sharon Lapid, Fitness Interest Group: A survey has been sent to all owners.

Unfinished Business

Security cameras for the hallways were discussed. The Board reviewed installation and pricing options, but made no decision at this time.

Water softening systems and pricing were reviewed. The Board asked that additional cost savings and benefit analysis be performed and presented at a future meeting by the vendor.

Automated key system to improve the movement of unit keys was discussed. Costs range from \$500 to \$12,000 for various key management systems. The Board asked the Manager to create a Future Projects List that details the cost, benefit and priority of such new systems/items for future consideration and budgeting.

New Business

TV service provider for 2010. See Executive Session notes above

Home Owner Comments

3 written communications: 1 against the number of ID cards issued per unit and 2 wanting the guest card system to come back.

The date for the next Board of Director's meeting will be Saturday October 31st at 11 AM. This is our Annual Meeting where the ballots for the 2010 Board of Directors will be counted and 2010 budget announced.

There being no further business, the meeting was adjourned at 12.40 PM.