

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
June 15, 2010

The meeting was called to order at 4:30 p.m. in the Underground

Directors Present: Sharon Lapid, Don Bushell and Laura Duehring. Also Attending: Alan Aegerter, Manager and 3 owners.

Approval of Minutes. The minutes of the May 19, 2010 board meeting were approved with the following corrections: (1) include in the Financial Report Section the instruction to the Manager to seek FDIC insurance coverage information from our Bank, (2) include in the Building Report Section under the Key Management System the initial vote to place a camera over the Front Desk that passed 3-0, (3) in the Homeowners Comments Section change the word “rely” to “relay”.

Financial Report. The Manager provided the financial summary: January-May 2010 is tracking positive to budget by \$ 5,262. We have \$688,262 in our reserve account with \$565,331 of that total invested in CDs. The Board asked the Manger to obtain the FDIC insurance levels for each of our accounts from our Bank by June 16th. The 2009 audit performed by Lanning & Owen was adopted by a 3-0 vote.

Building Report. The manager reported the following:

Remodels are in process for 1106, quiet work only until June 18

Unit 308 applied to have carpet installed, approved 3-0

Repair of damage from Association pipe leaks/clogs in 2 units

The garage ramp surfaces, walls and handrails have been painted

The common area renovation is complete. The Board requested a final inspection to take place within a week.

The new TV service contract unit re-wiring work is complete. DISH has begun switching units to the new system and is expected to be completed by June 23rd (a two and one-half week slippage).

The outside window wash was completed June 10th

Payroll software has been purchased and installed to allow the Manager to run all payroll functions.

The Manager was asked to include upcoming projects in his weekly report to the Board.

Committee Reports

Don Bushell , L&R: Reported the Parking Control Supervisor will provide violation summary reports to each building. With an amendment to our current contract, the Parking Control Officers will now respond to an emergency call from a Door Person and standby at *the* building until Police arrive. They can take no action, but can document the activities they witness. The Committee approved an engineering report for a solar heater for the Beach Club pool. The use of yoga and aerobic classes in our recreational facilities

will continue as is with no new additional fees to the instructors. This arrangement will be studied over the remainder of the year.

Satellite TV: There is no longer a Satellite TV Committee as each building now has independently contracted with DISH.

Beach Club: No report

Landscape: Malcom Danoff and Don Bushell reported new plants have been placed in our front island. The damaged leaves of surrounding palms and larger plants from the January storms have been trimmed. El Encanto will receive an invoice of approximately \$140 for the new bedding plants. There was discussion that our surrounding landscaping could use more color and the Landscape and Design Committees will continue to look at options for future improvements.

Enforcement: *minutes of the June 18, 2010 meeting were provided.*

Recreation: Sharon Lapid reports L&R pool monitors will be at the pools beginning this Friday June 18th. They will ask that all persons coming in provide their ID Card so they can be scanned to ensure they are valid and active cards. They are also asking everyone in the pool areas to leave their ID Cards visible nearby to allow Pool Monitors to easily see them as they make their rounds. The Family Activities Group has planned many great programs from June 25th to August 13th. Please check the L& R Newsletters for more details.

Insurance: Don Bushell reports the committee voted to continue the Employee Health Insurance Benefits with Sharp Health Care. There was a 4.8% increase in rates for the August 1, 2010 to July 31, 2011 policy.

Fitness Group: No report

NEW: The L&R Committee is seeking interested volunteers to create a Community Alliance Group to gather information on political and Coronado community issues. Please see Alan if you are interested.

Unfinished Business

Water softening system: This item was discussed. MOTION: to go with a water conditioning system in El Encanto FAILED 1-2 (Laura Duehring for FOR)

Board Email Policy: This item was discussed but no action taken.

Unit Modification Rules: The Board discussed the current rule language that calls for “approved carpet padding and approved cushion backed vinyl”. The Board is seeking clarity on what “approved” should mean. *MOTION: to modify the sentence to read “Board approved Carpet padding and Board approved cushion backed vinyl” PASSED 3-0.* The Manager was directed to review industry standards for vinyl and carpet pad with local providers.

New Business

None

Homeowner Comments

1202 regarding health concerns related to *alleged* exposure from the cell phone relay antennas on the El Camino roof were reviewed. The Board directed the Manager to investigate available measuring equipment and/or services we could possible use to determine what the exposure levels are. *Additionally the Manager was asked to get available reports from the El Camino Manager.*

Next Meeting

July 21,2010 exact time will be published when known.

Adjournment

There being no further business, the meeting was adjourned at 6:45 PM.