

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
May 19, 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 4 owners.

Approval of Minutes. The minutes of the March 13, 2010 board meeting were approved.

DISH Presentation. The Board asked the DISH representatives to update the Board on the bulk receiver status (currently not able to add services on the bulk receiver). VP of Operations Chuck Van Patten told us that no specific workaround exists today. A meeting will be set up soon to continue looking at options.

Financial Report. Assistant Treasurer Tawfik Rizkallah provided the financial summary: January-April 2010 is tracking positive to budget by \$ 7,426. We have \$650,074 in our reserve account with \$447,643 of that total invested in CDs. The Board asked the manager to provide detailed account of legal and contingency expenses. The 2009 audit performed by Lanning & Owen was provided. Also the Manager was asked to obtain written clarification from our bank regarding FDIC coverage on all our accounts.

A 3-year historical summary of overtime and utility usage was presented to the Board. The Board directed the Manager to write a letter of complaint to the California Public Utility Commission regarding the faulty gas meter that resulted in \$4500 of additional payments to San Diego Gas and Electric. The Board directed the Manager to have overtime distributed more evenly among the staff.

Building Report. The manager reported the following:

Remodels are in process for 1106, 1209 (minor) and 207 (minor)

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

The common area renovation is complete. The canopy ceiling was reworked due to leaks and will be tested next week

The new TV service contract unit re-wiring work has begun and over ½ the units have been re-wired. DISH has begun switching units to the new system this week. Work is expected to be completed by June 15 (a two week slippage).

The outside window wash will begin Tuesday June 1st

Cost estimates were provided to complete spall repair over the front entry. The Board asked the Manager for additional implementation details prior to approving.

Building staff purchased equipment and performed the polishing the lobby floors. Annual savings estimated at \$997.

Staff has re-built 2 of the 4 luggage carts for resident use and has purchased new grocery carts.

The entry curb refurbishment project requires the Manager to get more bids from cement contractors vs. general contractors.

Payroll software costs were presented in comparison to utilizing the services from ADP. The Board voted (3-0) to direct the Manager to purchase QuickBooks Payroll software and perform payroll in-house. Anticipate annual savings of \$ 2,200.

Key Management System. The automated key management system from KeyTrak Inc. has been installed and the staff trained. The Board voted 3-0 to have a camera installed over the Front Desk. The Board voted against 1-2 (Laura Duehring voting FOR) a security camera for the Front Desk with audio recording.

Committee Reports

Sharon Lapid, L&R: See new business for Photo ID and vendor facility use

Satellite TV: No report

Beach Club: No report

Landscape: See new business for front island landscaping

Enforcement: No report

Recreation: No report

Insurance: No report

Fitness Group: No report

Unfinished Business

Water softening system: This item was tabled for discussion until the next meeting

Board Email Policy: This item was tabled for discussion at a later date

Unit Modification Rules: The Board directed the Manager to review industry standards for vinyl and carpet pad for possible inclusion into our rules.

New Business

L&R policy discussion of vendor use of facilities for aerobics and yoga classes specific to a possible “use fee” for the instructor. These classes are attended by Shores residents and community residents. The yoga class participants are being charged a fee, the aerobic course is free. No vote was taken.

Photo ID rule was discussed specific to how L&R staff will check to see if a Photo ID card is active at the facilities. While a unit owner may have an unlimited number of Photo ID Cards, only 6 can be active at any one time. No formal vote was taken.

Front Landscaping: The Landscape Committee agreed to have L&R relocate small palm trees to our front island at no expense to El Encanto. Needed ground cover plants estimated at \$200 will also be needed to complete the island.

Homeowner Comments

Letter from 1202 regarding health concerns related to exposure from the cell phone relay antennas on the El Camino roof were reviewed.

Letter from Doug Crane and Bill Thompson asking El Encanto for a donation to the Coronado Hospital Foundation. The Board directed the Manager to post information for the owners to donate if interested.

Next Meeting

The Board plans to have its next meeting in June. The exact date will be published when known.

Adjournment

There being no further business, the meeting was adjourned at 6:35 PM.

Executive Session

Employee issues were discussed. This session adjourned at 7:10 PM