

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**August 18, 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 July 21, 2010 board meeting were approved as submitted.

**Financial Report.** The Manager provided the financial summary: January-July 2010 is tracking positive to budget by \$ 770. We have \$707,290 in our reserve account with \$559,970 of that total invested in CDs.

**Building Report.** The manager reported the following:

Repair of damage from Association pipe leaks/clogs in 4 units and a pressure control regulator valve in the pump room was re-built.

The last of the new shopping carts have arrived.

Vitale Landscape has planted new plants in the entry pots and planter areas.

The front entry trash can has been painted and re-located to the west side of the entrance.

The lower garage glass pedestrian door push-lever has been replaced.

The repair of the front curb by CondoCare at a bid of \$ 2,450.00 was approved by a 3-0 vote.

The Board has directed the Manager to review options to improve and expand bike storage areas in our garages.

The Board directed the Manager to notify the owner when formally communicating with a tenant regarding rules violation.

### **Committee Reports**

**L&R:** Sharon Lapid reported the campus-wide main sewer line was repaired in three areas by NuFlow which injects a polymer coating to the inside of the pipe. This was paid for by all of the Associations. The issue of ownership of the sewer line and the follow-on development of a maintenance plan is on-going. The draft L&R budget was distributed for review and comment. There was a bike theft at La Playa Tower and the Board directed the Manager to alert our Front Desk staff.

**Recreation:** Sharon Lapid reported that yoga and senior aerobics shores participation is up with better than 50% of all attendees being Shores residents. The Committee studied whether to extend the lap lanes at the pools from 10 AM until 11 AM and decided that there was not enough activity to justify the change.

Landscape: Malcolm Danoff reported the Committee discussed options regarding tree removal, if needed, to reduce the damage to our main sewer line. They are studying replacement trees in the event any standing tree is removed. \$12,000 of the annual budget of \$18,000 has been spent to date.

Beach Club: The Board appointed Kathy Solovay as our Beach Club representative.

Enforcement: No Report.

Insurance: Don Bushell reports there was a theft of our insurance company's computer data 5 months ago and that no building confidential information was at risk.

Fitness Group: Sharon Lapid reported that the Fitness Interest Group will petition the L&R Committee at Thursday's L&R meeting to take over and move forward with a campus-wide study for a new Fitness Center. MOTION: To support the L&R Committee taking the next step to study a new Fitness Center. PASSED 3-0.

### **Unfinished Business**

Garage Gate Security. The plans to add ID Card reader locks to all the doors leading into the garages (8 doors total) were discussed. The cost is estimated to be \$ 19,000 if our staff does much of the preparation work. The Board will seek clarification on the elimination of metal key use and residents only to use an ID Card or FOB to enter the building before any decision is made.

### **New Business**

L&R Agreement to maintain main sewer line. The issue of who is responsible for the operation and maintenance of the main sewer line is still being contended by the L&R Committee. There is a plan to execute a Joint Venture Agreement between the 10 Associations that would authorize L&R to maintain the sewer line and pay for such repairs if the ownership is determined to be ours.

### **Homeowner Comments**

Unit 1202 owner commented on the health concerns related to alleged exposure from the cell phone relay antennas on the El Camino roof. A representative of the Board will meet with the El Mirador Board of Directors to raise our concern and discuss a joint letter to El Camino. We will also ask to be allowed to address the El Camino Board of Directors to share our concerns.

### **Next Meeting**

To be determined

### **Adjournment**

There being no further business, the meeting was adjourned at 6:30 PM.