

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
July 21, 2010
DRAFT July 26, 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 5 owners.

Approval of Minutes. The minutes of the June 15, 2010 board meeting were approved as submitted.

Financial Report. The Manager provided the financial summary: January-June 2010 is tracking positive to budget by \$ 9,233. We have \$706,955 in our reserve account with \$564,524 of that total invested in CDs. The Board asked the Manger to schedule a meeting with our bank representative to review FDIC insurance coverage.

Building Report. The manager reported the following:

No remodels are in process

Unit 207 applied to have window work done, approved 2-1 (Bushell voting NO)

Repair of damage from Association pipe leaks/clogs in 2 units and 2 units had minor clogged sinks or toilet wax ring leaks,

The garage ramp surfaces, walls and handrails have been painted

The common area renovation is complete. The replacement exterior light fixtures (to replace the ones that have begun to rust) are in and are scheduled to be installed Friday July 23rd.

The new TV service contract unit re-wiring work is complete and the building has been switched over to the new L-Band system. DISH technicians will return to their Wednesday only building service call visits.

Payroll is now being process by the Manager using in-house software.

All garage storage room and equipment room doors have been painted.

The front entry pavers have been power washed.

The Manager was asked to consult with the Design Committee on possibly relocating the front entry trash can and the placement of protective elements for the wall corners in the elevator landing areas.

The lower garage glass pedestrian door push-lever requires replacing; All City Glass has the part on order. It is operating normally with a temporary fix.

The entry planters and two plant areas have been re-designed to incorporate a look with improved colors and plant durability. MOTION: To Approve a not-to-exceed amount of \$ 1,000 to purchase and plant per the Design Committee's specifications. PASSED 3-0

Committee Reports

L&R: Don Bushell reported the campus-wide main sewer line repair project is on hold until the ownership question is fully resolved. The June-July common area violations report was submitted showing a large number of people in the pools without ID card or guest passes. The L&R Committee is seeking owners to be guest speakers at upcoming monthly functions, let Alan know if you are interested in sharing your experiences or personal story.

Recreation: No report.

Landscape: Malcom Danoff was unable to attend the past meeting but reviewed the minutes. He reported the Committee continues to research water conservation opportunities similar to the new low-water type grass planted in the small island in our cul-d-sac, that Shack Island (near the gate arm) re-planting is complete and that the Committee is continuing to have walk-about to identify potential projects. The 2010 budget of \$18,000 has about \$9,000 unspent.

Beach Club: No report

Enforcement: No Report. Don Bushell has volunteered to be on this Committee if the Committee can alter its meeting schedule.

Insurance: Don Bushell reports the new Employee Health Insurance Benefits begin August 1, 2010.

Fitness Group: Sharon Lapid reported that the recent surveys have been turned over to the L&R Committee.

Unfinished Business

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 “Carpet must be installed over minimum 6 lb, 3/8” thick pad” PASSED 3-0.*

New Business

Garage Gate Security. The Board discussed the south campus entrance gate being open on a routine basis. Additionally the pedestrian gates at El Mirador and El Camino do not always automatically close. The Board directed the Manager to communicate these complaints to the LR General Manager.

In our building the garage gates are also opened with great frequency and at times left open for long periods. The Board directed the Manager to:

1. provide cost estimates for a buzzer at the Front Desk that would activate when the garage gates area open
2. provide cost estimates for additional ID Card reader locks for the beach-side pedestrian doors
3. update our policy on granting requests to open a garage gate for only those individuals that come to the Front Desk, do not grant requests via the phone. All requests will be documented
4. Provide training to the Staff regarding the new policy

Garage Parking. The Board discussed the current inventory of items that the residents store in their parking spaces and that some parking spaces have items that overflow to the driving area or other parking spaces. The Board directed the Manager to:

1. post notices in the elevators reviewing building rules regarding what can be stored in parking spaces and that items must be contained within the parking space.
2. post notices in the elevators reminding residents that vehicles cannot extend into the drive area for safety reasons.

Homeowner Comments

Unit 1202 owner commented on the poor quality of the stone tiles used in the hallways and elevators. Also the health concerns related to alleged exposure from the cell phone relay antennas on the El Camino roof. The manager has investigated available measuring equipment and services and is waiting for an inventory report of cell towers commissioned by the El Camino Association. The Board will address this again at its next meeting.

Next Meeting

August 18, 2010 at 4:30 pm

Adjournment

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