

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

The meeting was called to order at 2:30 p.m.

Directors Present: Sharon Lapid, Don Bushell and Richard Ramsey. Also Attending: Alan Aegerter, Manager.

Approval of Minutes. The minutes of the October 23, 2010 board meeting were approved.

Financial Report. The Assistant Treasurer provided a summary financial report that Alan presented. We are tracking \$30,670 positive to budget due to savings throughout the year. The Reserve Fund sits at \$710,161 with no major expenses anticipated. There was a motion to hire Lanning and Owens, CPA to perform our annual audit of the 2010 year and prepare our State and Federal tax returns. PASSED 3-0.

Building Report. Alan provided the following summary of building activity: We experienced 5 minor and 1 major leak during the past 2 months. MOTION: To file a claim for the loss experienced in Units 903, 803, 703, 603, 503, 403, 302, 203, and 102 under the Association's master policy. PASSED 3-0.

Also discussed were the activities performed by the staff, including:

- Painting of entrance doors to the garage.
- Removing and replacing the dirt on the south terrace planters for the spall repair and water-proofing work (completed by Applied Restoration).
- Building of storage cabinets in the garage for holding large building supplies.
- Buffing of Lobby stone floors.

We used outside contractors for the following work:

- Terrace planter spall repair and water-proofing (Applied Restoration).
- Hallway phone room door renovation (Donate Construction).
- Elevator repairs (Amtech) to reduce noise and clean-out hoist way.
- Rebuild curb at building entrance (CondoCare).
- Perform our quarterly exterior window wash (done Dec. 10th)
- The fire sprinkler engine replacement by Simplex Grinnell is complete, but we paid \$1,500 in fines to the Air Pollution Control Board (for operating a non-approved engine). Simplex Grinnell has offered to provide \$1,500 in services. The Board directed the Manager to research their company to find a corporate executive we can contact to seek a cash refund.

Alan will begin work on a 2011 El Encanto Building Directory. The Directory will be used only by Owners and only those that participate will receive a directory.

Alan will plan for a Unit inspection slated for 2011. This inspection refers to plumbing fixtures and associated hardware only. If there are association items found to be in need of repair, our staff would do the repairs (work load permitting, if not use a contractor). If owner items are found to be in need of repair, the owner would have the option of:

- 1: Having our staff make the needed repairs during normal scheduled work hours (work load permitting and hourly cost agreed upon).
- 2: Having a staff member make the needed repairs on their own time (cost and payment to be determined between owner and staff member).
- 3, Having an outside contractor make the needed repairs.

Costs and specific processes will be identified and provided to all owners prior to starting.

Alan was asked to create a projects report that would permanently track progress. This report would be provided to the Board on a weekly basis.

Alan was asked to gather costs for the installation of a security door camera and buzzer similar to that at La Perla that vendors and guests would use to access our building. DISH has completed the installation of equipment that will allow them to provide Internet services. No pricing has yet been provided.

Committee Reports

L&R, Sharon Lapid: Financially the Operating account is \$30,000 favorable to budget and we can expect a refund from L&R. L&R anticipates purchasing new men's Health Club equipment, a new sauna heater for the men's Health Club and bathroom tile replacement (estimated at \$38K). The Roeder pavilion will get new carpeting estimated at \$11K. The Committee has created the Coronado Shores Community Alliance group to interact with City and regional entities on behalf of the Coronado Shores community. Finally, the non-heating of a pool on a rotating basis is continuing. Pools that are not being heated will be acid washed.

Again this year there will be food bins setup for the San Diego Food Bank during December.

A proposed rule change regarding dog leashes and tennis court rules was sent out to the members for their input and the Committee plans to adopt this rule at its next meeting.

Beach Club, No report.

Landscape, No report.

Enforcement: Sharon Lapid for David Lynch; A ballot asking the Committee Members to restate the Committee's CC&R's to include the maintenance and repair of the campus-wide sewer lines has been sent out. The ballots will be counted at it January 28, 2011 meeting. MOTION: El Encanto Board of Directors favor the Enforcement Committee take responsibility for the sewer maintenance and repair. PASSED 3-0 Also discussed was the inclusion of storm drains.

Recreation: Sharon Lapid reported discussion continues on restricting dogs at various grassy areas on the Campus as many dog owners are not cleaning up after their dogs. Also discussed on this topic were the installation of security cameras and the placement of additional trash cans throughout the campus. Don Bushell asked about considering the construction of “dog-run” pits behind the buildings. The Committee also discussed the plan by L&R to build a maintenance shed behind Las Floras.

Insurance, Don Bushell: Reported the Committee will be meeting in January to interview prospective major property and liability policy providers. Don discussed the Workers Compensation insurance and the policies that should be adhered to when determining a course of action when an accident occurs. MOTION: If an employee has a work related accident, and the employee chooses not to seek medical attention, the manager will document the accident and use common sense in determining if medical attention is or is not required. If medical attention is required, the manager will accompany the injured employee to a medical facility PASSED 3-0.

Unfinished Business

Infinity Staffing Contract for 2011. The Board reviewed their contract that provides Front Desk personnel weekday evenings, Saturdays and Sundays. The Contract called for a 3% rate increase for 2011 (they had no increase from 2009 to 2010). The Board instructed Alan to ask Infinity to hold there rate for one more year as we have held our employee’s salaries flat for that time period as well. It was also asked of the Manager to make corrections on page 16 (address not correct) and 23 removal of “Assistant Manager”.

Plumbing replacement vs. coating the inside of the pipes. This item was deferred to our next meeting.

Rule Discussion: parking space storage past September 15th. This item was deferred to our next meeting.

New Business

Rules and Regulations, discussion on pets. This item was deferred to our next meeting.

Bike storage. Alan was asked to develop a plan for a licensing program and the removal of open-space bike racks now that owners can store (and lock) bikes within their parking spaces.

The next Board of Directors’ meeting will be Tuesday January 18th at 10 am in the Underground.

There being no further business, the meeting was adjourned at 4:05 PM.