

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
September 14, 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 August 18, 2010 board meeting were approved as submitted.

Financial Report. The Manager provided the financial summary: January-August 2010 is tracking positive to budget by \$ 24,582. We have \$722,136 in our reserve account with \$547,740 of that total invested in CDs. The Board was provided a draft of the 2011 operating budget from Assistant Treasurer Tawfik Rizkallah for review and input. The budget will be voted on at an upcoming meeting.

Building Report. The manager reported the following:

Repair of damage from Association pipe leaks/clogs in 1 unit.

The staff performed quarterly maintenance on the fire sprinkler pump engine.

We had a vendor refurbish lock cylinders on the beach-side doors into the garages.

Staff has started a full inventory of Association tools and materials stored in all building storage areas. The goals are to reduce the amount of items being stored and increase storage space in existing storage locations.

The repair of spalling and planter watering-proofing on the south side of the building by Applied Restoration at a bid of \$ 36,833.00 was approved by a 3-0 vote.

The cleaning of elevator hoist ways by Amtech Elevator Services at a bid of \$ 2,379.00 was approved by a 3-0 vote with the stipulation that our staff install a filter at the roof hoist way vent.

The Board discussed the bids by NuFlow to coat the inside of specified cast iron drain pipes. The Manager was asked to provide cost estimates for new pipe replacement as well as identify engineering consultants to provide unbiased recommendations concerning this technology. The Manager was also asked to determine the benefits from preventative actions such as monthly “wetting” of the drain pipes in specified units as the long periods of being dry through non-use may negatively affect our drain pipes.

Committee Reports

L&R: Sharon Lapid reported the campus-wide main sewer line review of ownership was conducted by L&R and the findings are that it does belong to us. L&R is reviewing options that will allow us to repair and maintain the sewer line, including changing our CC&R's to allow the Enforcement Committee to oversee this responsibility or have the Associations enter into a "Shared Maintenance Agreement" to accomplish the same goal. The solar panel previously approved by L&R for the Beach Club pool will proceed soon towards implementation. We expect a 2 year payback from this equipment. \$23,123 of the \$101,00 Capital Expenditure budget has been spent to date. The L&R operating budget for 2011 that was distributed last meeting will be placed for approval at this week's L&R meeting.

Recreation: Sharon Lapid reported that yoga and senior aerobics shores participation continued to show better than 50% Shores residents participation. The pools new drains will be inspected soon by a certified vendor as required. The Committee is looking at a grassy area between El Camino and El Mirador that could be set aside for children only play similar to the area next to the Roeder Pavilion.

Landscape: Malcolm Danoff reported the Committee is now in a fix and maintain mode with no active projects in the works. The next long term project being considered, but not yet funded, is the Avenida de las Arenas streetscape. Their budget for 2011 will remain at the \$19,000 level.

Beach Club: The Board welcomed Kathy Solovay as our new Beach Club representative. She reported that activity is up with only Thursday and Sunday evenings without a planned activity. Monday night football has begun so bingo nights will re-start in February.

Enforcement: No Report.

Insurance: No Report

Fitness Group: Sharon Lapid reported that the L&R Committee did not vote to take over this project at its last meeting as the members wanted to get their Board's input. This item is on the agenda for Thursday's L&R meeting.

Unfinished Business

L&R Agreement to maintain main sewer line. See the notes above in the Committee Reports section

Infinity Staffing Contract: The Manager presented the proposed contract for 2011 by Infinity Staffing for Front Desk personnel. The Board postponed any decision until they had an opportunity to study it in more detail.

Insurance for committee members: The Manager presented written documents from our Insurance Agent confirming that volunteers, Board members and Committee members are covered under our current policy.

Cell towers on El Camino issue was discussed by the Board and owner Malcolm Danoff. While the Board felt the pursuit of legal action was unrealistic for the Association, it may be able to perform other actions. MOTION by Sharon Lapid to spend \$3,000 to perform an emission test died for lack of a second. MOTION by Laura Duehring to have our Attorney draft a letter to El Camino saying we are aware of the 17 cell antennas on their roof, have received health related information regarding close proximity to these antennas from an owner and have a concern for our members. VOTE 2-1 in favor, Don Bushell voting NO.

New Business

L&R painting of walls on the board walk. Sharon Lapid reported that L&R will soon be painting the short walls along the boardwalk either grey or white and asked the Board if they have any preference. No motions were made.

Conference call options and equipment. Laura Duehring raised the issue of the Board's need to occasionally communicate with Board members who cannot be present at our meetings. Using a speaker phone along with tele-conferencing services would help. MOTION by Laura Duehring to purchase a speaker phone and phone line. VOTE 1-2 opposed, Laura Duehring voting yes.

Rule discussion regarding parking space storage past September 15th. Laura Duehring spoke to the need to review our current rules to allow beach items to be stored in our parking spaces past the September 15th date our rules call for now. The weather is still great and with fewer residents in the building after September 15th the effect on the garage area would be minimal. MOTION by Sharon Lapid to instruct the Manager to suspend enforcement of this rule until the Board has more time to review all related garage storage concerns. VOTE 3-0 in favor.

Homeowner Comments

Unit 1609 owner commented on the unique look that the buildings are taking on and the need for a central Shores Complex design guideline.

Next Meeting

The Annual Meeting of the Members will be Saturday October 23rd at 11AM.

Adjournment

There being no further business, the meeting was adjourned at 6:55 PM.