

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
March 13, 2010
DRAFT

The meeting was called to order at 10:30 a.m. in the Underground

Directors Present: Sharon Lapid, Don Bushell and Laura Duehring. Also Attending: Alan Aegerter, Manager.

Approval of Minutes. The minutes of the January 20, 2010 board meeting were approved.

Financial Report. The Manager provided the financial summary in Assistant Treasurer Tawfik Rizkallah's absence. January-February 2010 is tracking positive to budget by \$ 8,506. We have \$598,775 in our reserve account with \$447,607 of that total invested in CDs. The Board asked the manager to provide detailed summaries on overtime, building population two-year history and utility use two- year history at the next meeting.

Building Report. The manager reported the following:

Remodels are in process for 1508 (minor), 1106, 701(minor), 509 (minor) and 1604

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

The common area renovation is complete and the final inspection resulted in a small check-list of details to repair. Also the canopy ceiling was not waterproof and needed to be redone

The new TV service contract with DISH is signed, work to install new wires through the building will begin March 16th. Owners will be notified before work is done in their units. Work is expected to be completed before June 1.

The outside window wash began March 8th

The Board asked the Manger to have staff rent equipment and perform the polishing the lobby floors. Results and costs will be compared to outsourcing.

Elevator cab guide rollers replaced to reduce excess noise

Storage Rooms were re-keyed so that only those owners with a space in the Storage Room can access that room

The Board asked the Manager to repair the current carts for resident use

The Board asked the Manager to provide a utility/building population comparison covering the last 2 years

The Board asked the Manager to complete the email policy statement for the Board to consider for adoption

The Board discussed the entry curb and asked the Manager for additional information regarding refurbishment options (stainless steel and tile).

Committee Reports

Sharon Lapid, L&R: Financials are favorable to budget. The damaged caused by recent storms to the Roeder have been repaired. The Committee is seeking more details from the solar water heating vendors as the bids are far apart. Ed Sack's book on the history of the Shores is available for \$15 at the L&R office.

Satellite TV: Alan reporting for Travis Reneau that the contract is signed with DISH. Pulling new wire into the building will begin March 16. Unit work will start in April; all owners will be notified prior to work starting in their unit.

Beach Club: No report

Landscape: Sharon Lapid reported that the damage from recent storms (high salt content on plants) was wide-spread but many of the plants are coming back to life. There will be another review in 2-3 months to decide which plants require replacing.

Enforcement: No report

Recreation: No report

Insurance: Don Bushell reported the Committee has selected Water Ridge Insurance for the 2010-2011 workers' compensation policy as they provided the lowest bid of the six companies responding. Premium up 20% from 2009.

Fitness Group: No report

Unfinished Business

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

Unit Modification Rules: The Board approved the proposed rule to increase the elevator use fee to \$500 and to require contractors to provide liability insurance listing the Association as Additional Insured. The Board directed the Manager to review the current flooring sound abatement requirements to determine if they need to be updated.

Emergency Preparedness (CERT) training. The dates for CERT training for the Coronado Shores Community will be every Wednesday 9am-1pm from May 19th to June 2nd. The Board asked the Manger to contact the owner of 1401 to see if they are interested in this training.

Key Management System. The proposal from KeyTrak Inc. to provide a software controlled key system for all units and common area key check-out was reviewed. Additional needs identified as a security camera for the Front Desk, a software program to automate work orders, cabling and computer networking. MOTION: To approve up to \$20,000 for the purchase and installation of the KeyTrak system. PASSED 3-0.

New Business

Proposed programmable genies. L&R is evaluating new technology genies for the entrance gates and our garages. These improve security by identifying the specific user for each genie as it is used to access our community. Anticipated cost to El Encanto for required equipment is \$14,332. The Board postponed action until there is a decision from L&R regarding the discontinuation of the current genies.

Homeowner Comments

There were no comments from homeowners

Next Meeting

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

Adjournment

There being no further business, the meeting was adjourned at 12:45 PM.

Executive Session

Employee issues were discussed. This session adjourned at 1:20 PM