

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
August 25, 2011

The meeting was called to order at 4:00 p.m. in the Underground

Directors Present: Sharon Lapid, Don Bushell, David Lynch and Richard Ramsey. Also
Attending: Alan Aegerter, Manager and 3 owners.

Announcement by President Lapid: The Board has received and accepted the resignation of Director Vijay Arora. Sharon thanked Dr. Arora for his years of service and dedicated support of our community. MOTION: To appoint Bruce Mackie of Unit 207 as Director for the remaining term of Vijay Arora. PASSED 4-0. There are now 5 Directors present.

Approval of Minutes. The minutes of the July 22, 2011 Board meeting were approved.

Financial Report. Alan Aegerter, Manager, provided a summary financial report as approved by Assistant Treasurer Rizkallah: The January to July financial reports were provided. We are currently \$15,195 positive to budget and the Reserve Fund balance is \$931,535.

Building Report. Alan provided the following summary of building activity: We experienced no leaks since our last meeting. Building population (units occupied) over the summer: 61 for June, 106 for July and 91 for August which has resulted in a doubling of work order requests for the staff.

Board members and the Manager reviewed the stairwell lights and recommended removing one of the three fixtures per floor and still have more than adequate lighting. The Manager was directed to begin removing these lights immediately and have our vendor revise their proposal to enhance the efficiency of the remaining stairwell fixtures under an SDGE rebate program. The Manager was also asked to gather cost information for staff to perform the retrofit for comparison.

The building-wide unit inspection project started in March has the remaining task of replacing painted-over or corroded fire sprinkler heads. This work will start in the September/October timeframe.

The Manager was asked at the last meeting to gather cost estimates to improve and enhance our surveillance system. The current system (a Digital Video Recording device and 15 cameras) can be expanded to up to 24 camera support, wiring, mounting and additional cameras for an estimated \$2,800-4,000. The Manager will conduct a detailed walk-through for the Board to determine where additional cameras are most needed.

Committee Reports

L&R, Sharon Lapid: Reported that the Committee's current financials are favorable to budget. The Kiosk security system, EasyLobby, has been expanded by adding a new computer. This will improve the issuing of parking passes and authorizing of our guests and vendors.

Recreation: Sharon Lapid reported the committee discussed that the Friday night dress code has not been enforced routinely, nor has the "no glass" rule (glasses and bottles) out of the pool areas. Also the Labor Day weekend will be the last weekend for the year where pool guards will be utilized.

Landscape: Sharon Lapid reported this Sub-Committee is now up and running with its next meeting scheduled for October 12th.

Facilities, Sharon Lapid reported the new solar water pre-heating system at the Beach Club pool has save us \$800 so far. The Committee has requested \$40,000 in tennis court lighting and improvements. The Committee will conduct a full campus inspection of all non-original structures to have discussions concerning their use, need and conformity.

Beach Club, Kathy Solovay reported the Beach Club sub-committee approved the adding of a "Guest Fee" to assist in offsetting the cost of live entertainment. The L&R Committee will make the final decision. MOTION El Encanto is not in favor of guest fees nor having a Friday night dress code. PASSED 5-0.

Enforcement: No report.

Insurance, Don Bushell: Reported the Committee met a second time last month (he could not attend) at the request of one Building that wanted to offer their employees the option that would keep their out-of-pocket expenses from going up. While the Sharp plan did have the billing capability that could allow for each Association to determine if the employees paid the increased out-of-pocket expenses, the motion did not pass.

Unfinished Business

Bike storage. Don Bushell and Richard Ramsey provided the proposed rule change that would allow a lottery to be established for bike room use. Each "winning" unit will be allowed one bike space and each bike will be required to have a building decal. A second lottery will be held if the two bike rooms are not fully occupied from the first lottery. Those not succeeding at the lottery can store their bikes in their parking spaces. This proposed rule change will be mailed out soon with the proposed lottery to be held in November with bike being allowed into the bike rooms January 1st 2012.

This proposed rule effects parking space use which currently allows a maximum of two bikes and a collapsible shopping cart to be stored along with vehicles. Currently during the summer months the rule is modified to allow the storage of beach toys. The Board discussed this and

felt that residents go to the beach year-round and should have easy access to these beach related items. At the same time the Board desires to have an uncluttered garage that can be easily cleaned by the staff. By utilizing Association approved hanging racks for beach chairs, umbrellas and tote bags, this rule change will also allow year-round storage if these items. Nothing will be allowed to lie on the garage floor. The summer month exception language will be removed.

The proposed rules change regarding remodels that continue past the May 31st construction stop date to increase the daily fine from \$100 to \$500 was approved. The proposed rule change will be sent to the owners for comment in September.

Pipe Re-Lining Project. The Board continued its discussion on the epoxy-lining of our aging cast iron drain pipes. Our drain pipes are getting old and beginning to show signs of failure. Staff currently replaces failed pipe. We can expect to experience dramatic increase of pipe failure over the next 5-10 years. Replacing the drain pipes with new cast iron involves opening unit walls and would be a \$3 ½ - 4 M project. The NuFlow Company specializes in cleaning and coating the insides of cast iron pipe and their process costs about \$1.8M for all our drain pipes.

The Board reviewed options to finance this project as well as plans for informational presentations for the owners including at our November 12th Annual meeting.

Spalling repairs. We have a number of spalling to be repaired on the exterior of the Building and have held preliminary talks with the low bidder. The Board discussed the combined bid for the spall repair and painting. The Board desires to perform all building concrete repair at the same time and would like to include the terrace surface as there may be concrete repairs and sealing required. The Manager was asked to seek a bid from the vendor and report back. The Design Committee was asked to recommend the building paint color.

Re-Statting EL Encanto's CC&R's. The Board tabled this for a future meeting.

New Business

There was no New Business

Homeowner Comments

None received

The next Board of Directors' meeting will be on Wednesday September 14th at 4:30 PM in the Underground.

There being no further business, the meeting was adjourned at 6:50 PM.