

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**July 22, 2011**  
**DRAFT**

The meeting was called to order at 2:30 p.m. in the Manager's Office

Directors Present: Sharon Lapid, Don Bushell, and Richard Ramsey. Also Attending: Alan Aegerter, Manager and 1 owner.

**Approval of Minutes.** The minutes of the May 16, 2011 Board meeting were approved.

**Financial Report.** Assistant Treasurer, Tawfik Rizkallah, provided a summary financial report: The January to June financial reports were provided. We are currently \$18,597 positive to budget and the Reserve Fund balance is \$896,154. We expect to have our Reserve Fund Study completed in September.

**Building Report.** Alan provided the following summary of building activity: We experienced 3 leaks (all minor) and replaced all garage light bulbs to new 25 watts bulbs as a part of a SDGE rebate program. The Board is exploring replacing the stairwell lights in another energy conversation effort and will be installing a sample bulb soon.

The building-wide unit plumbing angle stop replacement project is complete. The Bill Howe plumbers replaced 196 angle stops.

Our Building Engineer (Phil) and Assistant Engineer (Ramon) have patched and re-painted the ramps to the garages.

The Board discussed the value of installing back-flow preventer valves in under every kitchen sink. Costs and implementation options were discussed.

The Manager received bids to replace our original fire sprinkler supply pipes as we have repaired over 10 leaks over the years. The Board directed the Manager to get additional information prior to making a decision.

### **Committee Reports**

**L&R,** Sharon Lapid: Reported that the Committee has re-organized and condensed the sub-committees to be Recreation, Landscape and Facilities. Owners are encouraged to participate at these meetings.

The L&R Operating Budget for 2012 was presented for discussion, it was for \$1,946,916. The Capital Replacement budget for 2012 is \$125,945. MOTION: To approve the 2012 L&R Committee budgets as provided PASSED 3-0.

**Recreation:** Sharon Lapid reported a new washing machine was purchased for the Health Club. People at the pools have been placing personal items on BBQ's and pool furniture in an attempt to reserve these items. Current rules do not allow this and Pool monitors will remove towels if left unattended. The ball machine at the tennis courts was broken; staff will make the shed more secure. The waterslide event behind the Roeder Pavilion recently was very successful. We are still experiencing many unattended bikes stored by the Beach Club; parking control staff will remove these if left overnight.

**Beach Club,** No report

**Facilities,** Sharon Lapid reports that Gail Adams chairs this sub-committee. Spalling was discovered at the El Camino pool and its repair is being scheduled. The Ball machine is being replaced due to damage (reported above). The Fitness Interest Group met with the Facilities Sub-Committee to hear a presentation on how a new fitness center would add value to the homeowner's property.

**Enforcement:** No report.

**Insurance,** Don Bushell: Reported the Committee met last month and selected Sharp Healthcare to be the provider of the 2011/2012 employee health insurance. Two options were considered: one to have the same coverage and out-of-pocket expenses to the employees as last year (co-pays, hospital admittance fees, etc.) that had a 12% increase in costs or a second option that provided the same coverage but the out-of-pocket expenses doubled that had a 6% cost increase. The Committee selected the second option.

### **Unfinished Business**

**Bike storage.** Owners have been notified to remove all bikes from the common area and re-locate them in their parking spaces by October 15th. Don Bushell provided a preliminary plan: Both bike rooms will be cleaned, painted and re-organized beginning in October. The two will hold 60 bikes and 16 surfboards. A decal will be needed for all bikes stored in the bike room and a lottery-type method can be used to allot bike spaces (which will be numbered) to owners. Don and Richard will provide a final plan and proposed rule changes necessary to the Board at its next meeting.

Spalling repairs. We have a number of spalling to be repaired on the exterior of the building. We have received three bids and held preliminary talks with the low bidder. There is a \$37,000 savings if we paint the building as the spalling repair is being done vs. coming back sometime after the spalling repair work is complete. The Board instructed the Manager to negotiate a maintenance plan with the vendor and report back.

Pipe Re-Lining Project. The Board continued its research into options for our aging cast iron drain pipes. The Board instructed the Manager to seek out a plumbing consultant familiar with pipe re-lining technology and to have the vendor setup a conference call with one of their earlier customers to see how the lining is holding up.

Re-Statting EL Encanto's CC&R's. The Board instructed the Manager to schedule a presentation from our Attorney on the process, timeframe and cost to re-sate our CC&R's.

### **New Business**

Rules for Unit Modification. The Board discussed the current fine structure for remodeling projects that go over the May 31<sup>st</sup> stop date. The current fine is \$100 per day. The Board would like that to be \$500 per day and instructed the Manager to draft a rule revision for the next meeting.

Building Rules & Regulations. Due to changes in the California State Fire Code, we can no longer have any open flame devices on our balconies. The Board instructed the Manager to add the following to page 9 of our current Building Rules and Regulations "California law prohibits the use of charcoal or other open-flame cooking devices on our balconies."

### **Homeowner Comments**

Letters from units 702, 407 and 1407 were received.

The next Board of Directors' meeting will be on Thursday August 25<sup>th</sup> at 4PM in the Underground.

There being no further business, the meeting was adjourned at 5:30 PM.