

**Coronado Shores Condominium Association #8 – El Encanto  
Meeting of the Board of Directors  
May 16, 2011**

**Executive Session 3:15 PM**

Directors present were Sharon Lapid, Don Bushell and Richard Ramsey. Also attending was Alan Aegerter, Manager, and Tawfik Rizkallah. The Nuflow contract and drain pipe relining project was discussed.

The regular meeting was called to order at 4:00 p.m.

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

**Approval of Minutes.** The minutes of the March 14, 2011 board meeting were approved.

**Financial Report.** The Assistant Treasurer provided a summary financial report that the Manager presented: The January to April financial reports were provided. We are currently \$8,349 positive to budget and the Reserve Fund balance is \$845,523.

**Building Report.** Alan provided the following summary of building activity: We experienced 4 leaks (3 minor) and replaced a cast iron bathroom drain pipe since March 15th.

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

Building-wide unit plumbing angle stop replacement has begun; we are now 70% complete. SDGE rebates allowed us to replace all the garage lights with new 25-watt florescent bulbs this should reduce our electricity bills by \$950 per year.

We have purchased new recycle bins and located them in the upper and lower garages to encourage greater recycling.

Staff has begun re-painting the ramps to our garages.

The 2011 El Encanto Building Directory is in! All those that participated can pick up their Directory from Alan.

The next window wash will be in June.

The roof Air handler requires repair to the sight glass, the lowest bid was provided by Bill Howe Heating & Air. MOTION: To contract with Bill Howe to perform the HVAC repairs, PASSED 3-0.

**Committee Reports**

**L&R**, Sharon Lapid: Reported that the Committee has re-organized and condensed the sub-committees to be Recreation, Landscape and Facilities. More information will be made available after their next meeting. Two new lights have been installed at the tennis courts. The Committee discussed the attendance mix (residents and non-residents) for yoga and senior aerobics at the Roeder Pavilion and will consider changing the percentage to allow those classes to continue. New vehicle decals for 2012 will be available by the end of the year. New L&R common area rules were sent out to the owners with no comments received so far. This Board is supportive of the proposed rule changes. Lastly, the Committee is considering supporting a formal study for the Fitness Interest Group new spa plans.

**Beach Club**, Kathy Solovay reports that activities are well attended, especially Bingo on Monday nights. The Italian Dinner is this week with over 60 people expected.

**Landscape**, No report.

**Enforcement**: No report.

**Recreation**: No report.

**Insurance**, Don Bushell: Reported the Committee will meet next month to select the provider of the 2011/2012 employee health insurance.

### **Unfinished Business**

Bike storage. The Board discussed bicycle storage. Owners have been notified to remove all bikes from the common area and locate in their parking spaces by October 15th. Directors Bushell and Ramsey will form the sub-committee to prepare detailed plans for the two bike rooms and present them to the Board at its next meeting.

### **New Business**

Review our CC&R's to see where they require revising. The Board was provided a copy of a recently re-stated CC&R and general planning material. The Board will review these and discuss again at its next meeting.

### **Homeowner Comments**

No comments received

The next Board of Directors' meeting will be in July with the exact date and time to be announced.

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