

**Coronado Shores Condominium Association #8 – El Encanto  
Meeting of the Board of Directors  
September 14, 2011**

Executive Session 4:00p.m. in the Underground. Directors present: Sharon Lapid, Don Bushell, David Lynch, Richard Ramsey and Bruce Mackie. Employee matters and salaries were discussed.

The Regular Meeting of the Board was called to order at 4:35 p.m. in the Underground

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

NuFlow presentation from Steve Howe and Andrew Felsburg (taken out of order to accommodate their schedule, Unfinished Business Pipe re-lining Project). They provided their company history, epoxy lining process and a summary of their proposal.

**Approval of Minutes.** The minutes of the August 25, 2011 Board meeting were approved.

**Financial Report.** Alan Aegerter, Manager, provided a summary financial report as approved by Assistant Treasurer Rizkallah: The January to August financial reports were provided. We are currently \$7,824 positive to budget and the Reserve Fund balance is \$931,535.

**Building Report.** Alan provided the following summary of building activity: We experienced two leaks since our last meeting, one resulting in minor damage to the unit below. Building population (units occupied) for September is 64 units.

Board members and the Manager reviewed the recent power outage. Both the elevator and emergency generator technicians have been on-site to test their equipment and they both reported the equipment is working as designed. To discover why our elevators did not operate during the blackout, a complete power load test is required and being scheduled as soon as possible. During this test the elevators will be unavailable.

Other projects such as the replacement of our fire sprinkler pipe were discussed. The Board determined that the Manager should determine the costs of identified projects and include them in the budget for 2012.

### **Committee Reports**

**L&R,** Sharon Lapid: No report as their meeting is September 15<sup>th</sup>.

**Recreation:** Sharon Lapid reported the weekly bingo session is closed as Monday Night Football has begun. The Roeder Pavilion counter tops were damaged during a recent event, the deposit will cover the cost of repair.

**Landscape:** No report.

**Facilities**, Sharon Lapid reported this committee is not in favor of Associations constructing storage rooms outside their buildings and will bring this up at Thursday's L&R meeting. The Committee is prioritizing all their projects by health, safety and welfare criteria. They are getting bids to upgrade all the campus bathrooms. The Tennis Groups request to construct a bathroom close to the courts was rejected.

**Beach Club**, Sharon Lapid reported the Beach Club sub-committee is not in favor of charging a Guest Fee and also discussed remaining open later during weekend nights (currently closes at 8 pm).

**Enforcement:** No report.

**Insurance:** No report

### **Unfinished Business**

Bike storage. After discussion, the Board decided on the following:

A lottery will be conducted in December to allocate bike spaces in the two bike rooms beginning January 1<sup>st</sup> 2012 on an annual basis, there will be no fee. Interested owners will register their entry with the Manager noting their name, unit number and number of spaces desired. The initial lottery will draw names, allotting one bike space per name drawn. If there are bike spaces remaining after the initial lottery, a second lottery will be held for those names wishing to store 2 or more bikes. This process will repeat until all the spaces are allocated.

The Board directed the Manager to have eye-bolts installed in all parking spaces by October 15<sup>th</sup>.

The Board discussed the rules concerning parking space storage. MOTION; to modify the existing rules to read: "Other than bicycles and collapsible shopping carts, parking spaces may not be used for storage. Beach chairs and toys may also be stored in your parking space by utilizing building approved mounted brackets (owners will be invoiced for the costs of the brackets). No items are to be lying on the garage floor. Non-approved items or items lying on the ground in a parking space for more than 24 hours are subject to removal by building management, with the cost of removal to be paid by the homeowner." PASSED 5-0

The Board discussed bike riding in the garages. MOTION: to modify our existing rules to state "Riding bicycles, except to enter and exit the building, skateboarding, or roller-skating is prohibited. APPROVED 5-0.

The Board discussed the summer parking space rules and decided there will be no change from their current version.

Pipe Re-Lining Project. The Board discussed the presentation earlier in the meeting by NuFlow. The Board has begun talking to a plumbing consultant and feels it should wait on that effort before discussing further. The Board directed the Manager to insert a performance clause and completion bond clause into any contract the Board may have with NuFlow.

Spalling repairs. The Board discussed the proposals for spall repair, building painting and terrace re-surfacing submitted by Hamilton Pacific, Ace Restoration and Applied Restoration. The Board directed the Manager to seek a proposal for pebble removal and deck repair only. This will allow the Design Committee to explore the style and color of the final top surface.

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

Stairwell Light Replacement Project. The Board discussed the proposal from Global Power to retro-fit our lights in the stairwell that would result in annual savings of \$2,000. MOTION To direct the Manager to seek the inclusion of removing the 2x2 light fixtures in the Global Power proposal at the same cost. The Board directed the Manager to execute the contract with Global Power. PASSED 5-0.

Surveillance Camera and DVR upgrade. The Manager provided cost information to expand our capability to 24 cameras vs. the current 16 camera system now in operation. The Manager will conduct a detailed walk-through Board members to determine where additional cameras are most needed.

### **New Business**

There was no New Business

### **Homeowner Comments**

None received

The next Board of Directors' meeting will be on Thursday October 20<sup>th</sup> at 5:00 PM in the Underground.

There being no further business, the meeting was adjourned at 6:45 PM.