

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

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

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

Approval of Minutes. The minutes of the January 17, 2011 board meeting were approved.

Unfinished Business, Plumbing replacement vs. coating the inside of the pipes item. President Lapid took this item out of order to accommodate Andrew Felsburg's presentation on the NuFlow product as part of the plumbing discussion. Background: we have 70 stack drain pipes in the building that are over 30 years old and are replacing them at a rate of 10-12 (units not full stacks) per year. The Board would like to develop a strategy to replace or repair these drain pipes.

Andrew reviewed the NuFlow process that applies a polymer coating on the inside of the pipes. The benefit is no tearing into walls to remove and replace cast iron pipe. The Board asked Andrew to prepare cost estimates for lining all the buildings pipes over a 5-10 year period of time. The Board asked the Manager to provide details of the buildings drain pipes to Andrew. The Board will discuss again at its next meeting.

Now returning to the published agenda.

Financial Report. The Assistant Treasurer provided a summary financial report that the Manager presented: The 2010 year audit was performed by Lanning & Owens CPA's with a result of \$45,812 positive to budget due to savings throughout the year. The full audit was provided. MOTION: To move \$35,000 from the Operating Account to the Reserve Fund, passed 4-0.

The financial results for the first two months of 2011 show \$2,820 unfavorable to budget and he expects that to even out over the year. We now have \$792,433 in our reserve fund with spalling repair expenditures of approximately \$50,000 as the only identified expense. Detailed reports were provided.

Building Report. Alan provided the following summary of building activity: We experienced 2 minor leaks and replaced two cast iron bathroom drain pipes since January 18th.

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

Building-wide unit plumbing inspection has begun; we are visually checking the condition of all exposed plumbing items and providing reports to the owners. The owners will be responsible for making all recommended repairs.

Staff have performed the quarterly polishing of the upper lobby and entry. We will do the main lobby this month during evening hours.

Staff started building the upper garage storage cabinet for holding large building supplies. Entry Canopy repair work and painting is complete.

Alan is working on a 2011 El Encanto Building Directory. 29 owner responses so far.

The Board would like to review our CC&R's to see where they require revising. The Board asked the Manager to obtain copies of other buildings recently revised CC&R's and will review our existing CC&R's to be prepared to discuss at our next meeting.

Committee Reports

L&R, Sharon Lapid: Reported that L&R operating budget ended with a surplus of approximately \$40,000 that will be refunded to the 10 buildings. One of the lights over the tennis courts fell and for safety reasons will replace some the lights. They are evaluating options now. The Committee discussed the painting of our perimeter wall and while no color decision was made, it was agreed that it will be uniform in color throughout the complex. The Beach Club elevator now has a cover to better protect it from the elements. Lastly, the Committee established a sub-committee to evaluate the need, cost and location of a new health club.

Beach Club, No report.

Landscape, No report.

Enforcement: No report.

Recreation: No report.

Insurance, Don Bushell: Reported the Committee will be meeting Tuesday March 15th to select the provider of the 2011 workers compensation insurance.

Unfinished Business

Rule Discussion: parking space storage past September 15th. This item was tabled to our next meeting.

Bike storage. The Board discussed in detail the issues surrounding bicycle storage and determined that this affects common area and parking space storage. The Board recognized we have a bike storage problem with over 150 bikes now being stored (many have not moved in years) in the building and directed the Manager to:

- Notify owners to identify and remove their bikes from common area storage locations by Oct. 15th 2011. Residents can re-locate their bikes to their parking spaces and have building staff install an eyebolt to lock them to if desired.
- Study efficient storage solution for our two bike rooms.
- Remove the free-standing bike racks
- Assist residents with donating non-operational or unused bikes.
- research starting up a new bike decal system

Proposed rule change: The Board approved a rule change at it's last meeting to extend the time for storing beach related items out to October 15th (from September 15th). This was announced as required to the Owners for comment. MOTION: To adopt the proposed rules change. PASSED 4-0.

New Business

None

Homeowner Comments

Unit 1409 owner wrote a letter asking that the storage of beach related items be permissible year round.

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

There being no further business, the meeting was adjourned at 6:30 PM.