

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
January 17, 2011
DRAFT

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, and 3 owners.

Approval of Minutes. The minutes of the December 15, 2010 board meeting were approved.

Financial Report. The Assistant Treasurer provided a summary financial report that Alan presented. We are tracking \$47,521 positive to budget for the 2010 year due to savings throughout the year. The Reserve Fund sits at \$727,753 with spall repair expenses anticipated for 2011.

Building Report. Alan provided the following summary of building activity: We experienced 2 minor leaks during the past month.

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

Staff completed the lower garage storage cabinet for holding large building supplies.

Staff re-adjusted the location of the security cameras viewing the garage gates.

Staff repaired leak in roof drain over 01 stack

The fire sprinkler engine replacement by Simplex Grinnell is complete; Alan has scheduled a meeting with the Regional Director to discuss the repayment of paid fines.

Alan will begin work on a 2011 El Encanto Building Directory. The Directory will be used only by Owners and only those that participate will receive a directory.

Alan reviewed the details for a Unit inspection now scheduled for March. Information will be included in our February Newsletter to the owners.

Alan was asked last meeting to gather costs for the installation of a security door camera and buzzer. We have received one bid so far for \$ 6,794. The Board will discuss further when all bids are in.

Entry Canopy repair work. MOTION: To have the Manager draft a letter to Donate Construction noting the Board's displeasure with the latest problems with the entry canopy ceiling. This letter to include that if current repair process fails the Board will seek a qualified vendor of its choice to complete the work and to be paid for by Donate Construction. PASSED 4-0.

Alan reported that the office financial/payroll and email software needs to be upgraded to current versions.

Committee Reports

L&R, Sharon Lapid: Reported that an emergency phone has been installed near the lift at the Beach Club. The Committee is working with the Coronado Police Department to enforce more strictly the incidents of un-authorized persons inside of our pool areas. The recently installed solar panels at the Beach Club pool are working well and we are anticipating a 2 year pay-back. The Committee is continuing to discuss a new “children-only” play area in the south part of the campus. The newly created Community Relations sub-group will be participating with other Coronado residents studying traffic issues. A proposed rule change regarding dog leashes and tennis court use was adopted this at its December meeting.

Beach Club, No report.

Landscape, Malcolm Danoff reported the group’s policy for 2011 will be and “fix and patch” on most of the common areas and the beginning of a study of the main entrance to our community. The budget for 2011 remains at \$19,000 with \$4,000 earmarked for the main entrance study.

Enforcement: No Report

Recreation: Sharon Lapid reported the yoga and aerobic instructors will be presenting to the Committee at its next meeting to discuss a continued drop in Shores residents’ attendance.

Insurance, Don Bushell: Reported the Committee will be meeting Tuesday January 18th to select the provider of the 2011 major property and liability insurance.

Unfinished Business

Infinity Staffing Contract for 2011. The Board approved by a 4-0 vote the proposed contract that provides Front Desk personnel weekday evenings, Saturdays and Sundays at the same rate as 2010.

Plumbing replacement vs. coating the inside of the pipes. This item was discussed and it was agreed to further study options to line the existing pipes vs. replacement with new cast iron pipes.

Rule Discussion: parking space storage past September 15th. This item was discussed.

MOTION: To propose a rule change to extend the period allowing beach item storage in parking spaces from June 1st through October 15th. PASSED 4-0

Discussion on pet waste. This item was discussed to determine improved equipment (mutt mitts and waste containers) location with the goal of less pet waste on our common areas. The Board directed the Manager to have this equipment installed closer to the east and west garage entrance doors and to remove the one close to our lobby door.

Bike storage. The Board designated Don Bushell and Richard Ramsey to perform a site study to identify optimum bike storage areas and work with Alan to create a building plan for future consideration of the Board. Other large items, such as kayaks and surfboards are also to be included in the study.

New Business

None

Homeowner Comments

Unit 1202 owner commented on problems with his kitchen drain. The Board agreed to hire a commercial plumber to clean out the 02 stack kitchen drain as regular maintenance of annual jet flushing is not sufficient.

The next Board of Directors' meeting will be Monday March 14th at 4 pm in the Underground.

There being no further business, the meeting was adjourned at 5:55 PM.