

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED
December 14, 2012

The Regular Meeting of the Board was called to order at 2 PM in the Underground

Directors Present: Sharon Lapid, Don Bushell, Bruce Mackie and Richard Ramsey. Also attending: Alan Aegerter, Manager and 2 owners.

Minutes of previous meeting: The minutes of the November 10, 2012 were approved with a 4-0 vote.

Financial Report: The January-November 2012 financial summary was provided by our Manager. We are currently \$ 5,979 positive to budget.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 68 for December. We experienced 3 water leaks since November 10th. Two clogs in the 02 stack, master bath sink drain; one below 1002 and one below 102. Significant damage to 102, insurance claim opened. 1002 was repaired by staff. The Association pipe was repaired by staff. A kitchen sink drain clog below Unit 1209 which caused water to back up into Unit 1209 and on their floor. Water dripped down to several Units below. Staff cleared the main drain and Unit repairs were made by outside contractors.

The remodel in Unit 1005 is complete. Remodels are in progress in units 107, 607 and 904. Requests have been approved for Units 605 and 1207 to start soon.

The replacement of our terrace surface has begun; the demo phase is complete and Applied Restoration Inc. (ARI) has applied the waterproofing and new surface to 90% of the deck. We have targeted to be complete by December 28th (depending on the weather).

The NuFlow epoxy lining of our bathroom main drain pipes continues on the 01 stack. This stack phase should be complete by January 11th. We will move to the 02 stack January 14th.

The 2013 lottery for Bike Room use has been held. 24 Unit owners submitted entries and all will be awarded spaces.

Committee Reports

Beach Club Sharon Lapid reported that business has slowed during this time of year.

Recreation Sharon Lapid reported our pools are continuing to be on a rotating “not heated” schedule for the winter months. L&R staff will be adding bike racks around the campus.

Design Review Sharon Lapid reported they have created a book of color choices for each building’s exterior structures (i.e. water tank fence and trash bin enclosures).

L&R They are currently \$26,300 favorable to budget. Maintenance personnel have repaired the walls at tennis courts 7 & 8 and have painted a portion of the boardwalk wall.

Facilities Sharon Lapid reported that renovation of the pool bathrooms continue. She also noted that L&R approved a study of other buildings for potential use as a Health Club.

Insurance Don Bushell reported their next meeting is scheduled for January 18th.

Enforcement No report.

Landscape The plant type for the improvement of the North Entrance on Avenida del Sol has not been agreed to; therefore no work will be done until that is decided.

Unfinished Business

Working with our Attorney, Peters and Freedman, the Board has created a re-stated CC&R's for El Encanto. The Board and an Attorney from Peter's and Freedman presented the major changes to the owners at our November 10th Annual meeting. The Manager was directed to mail out a ballot and a copy of the Restated CC&R's to our owners by January 15th. The ballots will be counted 30 days from the mailing date.

New Business

Building Rules and Regulations. This was tabled to future meetings.

Homeowner Communication

Unit 102, Mr. Dave Frame appeared to discuss the damage to this unit from the dirty water backing up from the clog below his master bath sink.

Unit 605 written request to allow a 3rd bathroom during their remodel. This request was not approved at this meeting as the Board directed the Manager to get more information. Their request to install multiple sliders in the living and dining room area was approved by a 4-0 vote.

Unit 1202 written statement concerning our restated CC&R's

Units 1606, 1503, 506 and 1005 written statements supporting the evaluation of the Roeder Pavilion for use as the Health Club.

The January 2013 meeting is tentatively set for the week of January 14th in the Underground

There being no further business, the meeting was adjourned at 3:25 PM.

EXECUTIVE SESSION was called to order at 3:26 PM. It was approved by a 4-0 vote to allow our attorneys to proceed with initiating foreclosing against a Unit owner for failure to remit payment of delinquent amounts. This session was adjourned at 3:38 PM.