

**Coronado Shores Condominium Association #8 – El Encanto  
Meeting of the Board of Directors  
February 15, 2012**

The Regular Meeting of the Board was called to order at 4:30 p.m. in the Underground

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

**Minutes of previous meeting:** The minutes of the January 19, 2012 were approved with a 4-0 vote.

**Financial Report:** The January 2012 financial summary was provided by our Manager. We are currently \$10,369 positive to budget. Alan also reported that upcoming large project expenses for 2012 are anticipated to be funded from our Reserve Account:

Kitchen Pipe lining project (NuFlow)	\$ 164,430
Building Spall Repair (Hamilton Pacific)	\$ 18,880
Building Painting (Hamilton Pacific)	\$ 110,700
Terrace Re-Surfacing (Applied Restoration)	\$ 165,000

**Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 72 for February. We experienced six water leaks since January 20th: three related to the pipe cleaning efforts of NuFlow during their lining project in the 06 stack, a washing machine supply line, a shower water supply line and a kitchen sink water supply line. We currently have remodels going on in units 1506, 1409, 701 and 506. Water shut off training was provided to residents and more training will be held in March. This shows residents where the angel stops (water shut-off valves) in their units are located and how to turn them off in case of a leak.

Last year we replaced 200 angel stops (water shut-off valves) and supply lines during our building-wide inspection. The recent leaks we experienced suggest we need to replace all remaining angle stops and lines and schedule complete replacement every 8 years. The Manager was directed to create a schedule with Bill Howe Plumbing to start this work as soon as possible. As done before, owners will be invoiced for angel stops and lines replaced in their unit. The Manager will mail/email and post a schedule soon.

The Spall Repair project is almost 70% complete! The contractor started at the north east corner of the building (07 Stack) and is currently on the south side (02 stack). The painting has begun at the 07 stack and will move clockwise.

The Manager received bids in the \$6,000 to \$9,000 range to include adding the water booster pump to the emergency power grid. Currently the elevators, limited hallway lights and the Lobby have power from the emergency generator grid. After discussion the Board directed the Manager to obtain detailed proposals from 3 vendors asking to combine this work with the installation of a new Auto Transfer Switch.

Emergency equipment and water shut-off training was held for the Front Desk staff.

The project to replace the geraniums in the terrace planters was discussed. The Manager was directed to obtain more bids for the new plants and to schedule the planter box prep work to be completed by the end of April.

The Manager was asked to contact our window washers to get an estimate to wash ½ of the building now and the remaining windows once all the painting is complete.

### **Committee Reports**

L&R: Sharon Lapid reported the January 2011 financials are favorable to budget. Revenues from operations are positive and expenses to date are less than budgeted. Don Bushell asked that the Committee evaluate the small island at the Campus South Gate as the tree and other plants are not thriving and it could look much nicer.

Facilities: Sharon reported this Committee has visited 6 area health club / spas and will receive presentations from two top designers/builders soon. The Committee is getting bids now for the restoration of the campus pool bathrooms. Privacy dividers are being installed this week at the Underground.

Recreation: Sharon reported new carpet was installed at the Roeder. Three of the 5 campus Jacuzzis' are still being worked on.

Beach Club: Sharon reported that the New Year's Eve party was a big success.

Insurance: No Report

Enforcement: No Report

### **Unfinished Business**

City of Coronado proposed building of a bathroom at Avenida del Sol. It was discussed to join other campus Associations in writing a letter to the City outlining our concerns with this project. Sharon Lapid will provide a draft being worked on by other buildings soon. The next City Council meeting where this will be discussed is February 21<sup>st</sup> at 3 pm.

Unit 905 request to build a storage cabinet in their parking space. The Board discussed options they felt they could support and concerns about design continuity throughout the garage. Some of the Directors will take another look at the requestor's parking space.

### **New Business**

Proposed rule change: In an effort to reduce potential damage to our elevators and keep our lobby and elevators clean: MOTION to amend the current building rules to prohibit residents and guests from bringing bicycles into the building and elevators. PASSED 4-0. This proposed rule change will be mailed to the owners in the March Newsletter.

Coronado Hospital Foundation request for contributions. The Board discussed this request and felt it is the individual owners who should decide to contribute to this worthy endeavor. The Manager will send out a letter soon encouraging owners to support our only local hospital and who to contact with their contributions.

### **Homeowner Communication**

None.

The date for the next meeting is tentatively set for Thursday March 15 at 12:30 pm.

There being no further business, the meeting was adjourned at 6:10 PM.