

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED**  
**July 20, 2012**

The Regular Meeting of the Board was called to order at 9:00 a.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 June 20, 2012 were approved with a 4-0 vote.

**Financial Report:** The January-June 2012 financial summary was provided by our Manager. We are currently \$ 750 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)	\$ 13,501
Kitchen Pipe lining wall repair & paint	\$ 4,800
Terrace demo work (Hamilton Pacific)	\$ 52,336
Terrace Re-Surfacing (Applied Restoration)	\$ 116,976
Replace transfer switch on roof	\$ 19,000

**Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 113 for July. We experienced 1 water leak since June 20<sup>th</sup>, an A/C drain clog. After summer the terrace surface will be replaced. This 6-8 week project will begin early October.

**Committee Reports** There were no reports provided.

**Unfinished Business**

The Board previously approved a contract with our Attorney, Peters and Freedman, to re-state our CC&R's. Peter's and Freedman provided a second draft that was discussed today.

**New Business**

None

**Homeowner Communication**

None

The dates for the next meetings are tentatively set for early August and will be published when known.

There being no further business, the meeting was adjourned at 12:10 PM.