

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED
October 18, 2012

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

Directors Present: Sharon Lapid, Don Bushell, Bruce Mackie and Richard Ramsey. Also attending: Alan Aegerter, Manager and 1 owner.

Minutes of previous meeting: The minutes of the September 13, 2012 were approved with a 4-0 vote.

Financial Report: The January-September 2012 financial summary was provided by our Manager. We are currently \$ 1,984 positive to budget.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 74 for September. We experienced 2 water leaks since September 13th: A leak in the 203 wet bar drain pipe that damaged the unit below and Unit 1404 master bath sink main drain that damaged the ceiling of the unit below. Both Association pipes were repaired by staff and the wall damage will be repaired next week.

Remodels have started in units 607, 904, 1005. Requests have been approved for Units 207, 605 and 1207 to start soon.

The replacement of our terrace surface has begun with the demo phase which is scheduled to be done by Oct. 24th. Applied Restoration Inc. (ARI) will then start applying the waterproofing and new surface. We have targeted to be complete by November 20th.

We have started the NuFlow epoxy lining of our guest bath drain pipes on the 05 stack. There are two main drains for this stack; the shower drain and toilet/sink drain. This stack phase should be complete by November 1st.

All parking spaces have been cleaned out now that the summer parking space storage rules are over. Rules state that only bikes, collapsible shopping carts and beach items hanging on building approved brackets are allowed (nothing to be left on the garage floor).

Committee Reports

Beach Club No report.

Recreation Sharon Lapid reported our pools will be on a rotating “not heated” schedule for the fall and winter months. This committee discussed our community website being re-designed by one of our owners. The ball machine at the tennis courts has been repaired. L&R has been notified by the State that more signage is required at our pools.

Design Review No Report.

L&R The recent Flood Zone Map showing some of the buildings to be in a flood zone was studied by our Campus Insurance provider (Farmers). Farmers was able to acquire a waiver for the effected owners. Our building was not in the flood zone. Two budget items were earmarked for specific use in 2013 Capital Expense Budget; \$65K for potential Health Club renovations and \$20K for the North main entrance. Sharon Lapid reported this committee voted not to implement improvements previously provided to this Committee at the Avenida del Sol entrance (by the Hotel Del) and will work on another plan in the near future. Our Board was not in favor of this proposed improvement.

Facilities Sharon Lapid reported that the El Camino pool bathroom will be renovated in concert with the pool “no heating” schedule in early November. Health Club improvement recommendations, including utilizing the Roeder Pavilion, will be discuss at the next L&R meeting (later today).

Insurance No report.

Enforcement No report.

Landscape There is \$20K available in the current L&R budget to improve the Main Entrance on Avenida de las Arenas.

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 fourth draft that was discussed today. The Manager was asked to create an executive overview for the Directors to use in presenting to the owners at our November 10th Annual meeting.

New Business

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

Homeowner Communication none

The dates for the next meetings are:

November 10th (Annual Meeting and lunch) at the Roeder Pavilion
November 15th at 10 AM to be at the Building Manager's office
December 14th at 2 PM in the Underground

There being no further business, the meeting was adjourned at 2:35 PM.