

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**September 13, 2012**

The Regular Meeting of the Board was called to order at 4:00 p.m. in the Underground

Directors Present: Sharon Lapid, Don Bushell, Bruce Mackie, David Lynch and Richard Ramsey. Also attending: Alan Aegerter, Manager and 4 owners.

**Minutes of previous meeting:** The minutes of the July 20, 2012 were approved with a 5-0 vote.

**Financial Report:** The January-August 2012 financial summary was provided by our Manager. We are currently \$ 3,951 positive to budget. The Manager also reported very high water use the past 3 months. He will begin providing notices to the owners so they can be aware of water reduction efforts.

**Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 103 for August. We experienced 1 water leak since July 20<sup>th</sup> in the 05 stack that caused minimal damage to 3 unit's master bath ceilings. Remodels will begin soon in units 107, 605, 607, 904, 1005 and 1207. The replacement of our terrace surface will begin Sept 24<sup>th</sup> and take 6-8 weeks to complete. We are also starting the NuFlow epoxy lining of our master bath drain pipes September 17<sup>th</sup> on the 05 stack. Lastly we hired Global Power to replace our Automatic Transfer Switch and that was completed September 6<sup>th</sup>.

**Committee Reports**

Beach Club Sharon Lapid reported that Monday Night Football has replaced BINGO and overall the Beach Club has seen good attendance at its functions

Recreation Sharon Lapid reported they are ordering new chairs for the Men's Locker Room.

Design Review Sharon Lapid reported their design consultant is currently reviewing all building exterior buildings and fences and will provide suggested colors to create a campus-wide color scheme.

L&R Sharon Lapid reported the remaining capital expense items on the 2012 budget will be postponed until 2013.

Facilities Sharon Lapid reported that the Health Club improvement recommendations from the design consultants was discussed and plan A-2 was felt to be the best choice. The cost for this option is in the \$650,000 range. Another idea was proposed, that of utilizing the Roeder Pavilion for a Health Club and reverting the existing Health Club to an open area for cards, yoga, meetings, etc. At issue now is to decide whether to maintain a \$65,000 in the 2013 L&R budget for detailed plans to be developed. MOTION to maintain the \$65,000 line item in the 2013 L&R budget for continued design work and to consider moving the Health Club to the Roeder Pavilion along with options A-2 and C. PASSED 4-1 (Mackie voting no).

Insurance No report.

Enforcement No report.

Landscape Sharon Lapid reported this group is discussing the landscape plans for the North entrance area. A detailed plan was distributed last week and discussed. MOTION to not accept the proposed plan PASSED 5-0.

### **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 third draft that was discussed today. Some changes were recommended to the documents and the Manager will communicate these to the Attorney next week. We expect to have a final version to provide the members at our November 10<sup>th</sup> Annual Meeting.

### **New Business**

The 2013 L&R Budget was present to the Board by Sharon Lapid.

Avenida del Sol Landscape Plan was presented to the Board by Sharon Lapid for the Board's comments. The Board voted against the current plan (see the Committee reports above).

Building Rules and Regulations. There was not enough time to address this and it was tabled to future meetings.

### **Homeowner Communication**

Unit 1006 owners commented that our water tank area still needs work.

Unit 703 owner commented that our building received a lot of wear and tear due to the large summer crowds and our common areas do not look good now.

Unit 1401 owners wrote the Board suggesting a no-smoking on the balconies rule.

Unit 807 owners wrote the Board urging El Encanto to not support the removal of any palm trees.

Unit 1108 owner wrote the Board supporting the A-2 Health Club renovation plan.

Unit 508 owner wrote the Board supporting the A-2 Health Club renovation plan.

Unit 108/109 Owners wrote the Board with suggestions for the terrace surface work and adjoining planter box to their unit.

The date for the next meeting is tentatively set for Friday October 19<sup>th</sup>.

There being no further business, the meeting was adjourned at 6:55 PM.

