

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED**  
**April 18, 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, Dave Lynch and Richard Ramsey. Also attending: Alan Aegerter, Manager and 1 homeowner.

**Terrace Planting Discussion:** Jim Vatale from Vatale Landscape was invited to provide input regarding plant choices for the terrace planter. The Board voted 5-0 to install Mexican Feather Grass only.

**Minutes of previous meeting:** The minutes of the March 15, 2012 were approved with a 5-0 vote.

**Financial Report:** The January-March 2012 financial summary was provided by our Manager. We are currently \$13,021 negative to budget (mostly due to pre-paid liability and workers comp insurance premiums). Alan also reported that upcoming large project expenses for 2012 are anticipated to be funded from our Reserve Account:

Kitchen Pipe lining project (NuFlow)	\$ 43,402
Building Painting (Hamilton Pacific)	\$ 38,700
Terrace demo work (no vendor yet)	\$ 52,336
Terrace Re-Surfacing (Applied Restoration)	\$ 116,976
Terrace re-planting (Vitale)	\$ 12,940
Replace transfer switch on roof	\$ 19,000

Our CPA, A.M. Owens & CO., provided the 2011 financial audit. MOTION to accept the audit as provided. PASSED 5-0.

### **Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 76 for April. We experienced three water leaks since March 15th: a cracked roof drain, leaking toilet and leaking shower tile. We currently have remodels going on in units 1506, 1409, and 608.

The Spall Repair project is complete. The building painting is 95% complete with only lower surfaces remaining.

Our automated transfer switch is original and failing. This switch accepts power from our emergency generator when SDGE power is disrupted. MOTION: To accept the Global Power bid of \$18,929 for a new ATS and expand the emergency power grid to include the domestic water pump. Approved 5-0.

Staff replaced 5 non-operating building shut-off valves throughout the building. They also installed a drip irrigation system on the terrace planters.

Our north facing windows are being washed now that the tower portion of the building is completely painted. We will return to our normal quarterly window wash in June.

The Manager was asked to gather information on re-surfacing our drive ramps into the garages.

## **Committee Reports**

L&R: Sharon Lapid reported the Committee approved the Beach Club request for a corkage fee of \$10 for wine and \$8 for beer.

Facilities: Sharon reported this Committee received presentations from two top designers/builders. The refurbishment of the pool bathrooms are in the design and evaluation stage now. The Underground and L&R Offices are also being looked at.

Recreation: Sharon reported this group voted not to allow charitable events at the Roeder. Also the \$3,000 Family Activities budget will remain and new pool chairs and tables are being placed at the Beach Club pool.

Landscape: Sharon reported this Committee agreed to begin a skinning project on the campus palm trees. The landscape architect will start on design ideas for the north entrance

Beach Club: Maribah Bushell agreed to be our representative.

Community Design Oversight: They have been asked to begin with the review of the gate house kiosk interior, the Cabrillo equipment room, and the pool equipment rooms.

Insurance: No Report

Enforcement: No Report

## **Unfinished Business**

The proposed rule change to prohibit bikes from the elevators and increase the fees associated with elevator clean-up during move-ins was discussed. MOTION To adopt the proposed building rule change as delivered to the members last month. PASSED 3-2 (Lynch and Ramsey voting NO).

During the last meeting the Board discussed painting of our stairwells now that the building exterior painting is almost done. MOTION to accept the bid from Hamilton Pacific to paint our west stairwell for \$12,559. PASSED 5-0. Building staff will paint the east stairwell as time permits.

To complete the building exterior painting, the area behind the mid-level plants which is now black was discussed. MOTION to have building staff paint that area white to match the rest of the building. PASSED 5-0.

Previously the Board awarded the terrace re-surfacing work to Applied Restoration Inc. but wanted more information regarding the demo of the existing pebble surface. MOTION to accept the bid from Hamilton Pacific for \$52,336 to perform the terrace demo work. PASSED 5-0. The Manager was asked to include the front canopy top in the re-surfacing project so it matches the new terrace surface.

Staff had constructed a fence around our large water tank on the north side of the building. MOTION to contract with the designer working with the Community Design Oversight Committee to make final paint color recommendations. PASSED 4-1 (Ramsey voting NO).

The Board previously approved a contract with our Attorney, Peters and Freedman, to re-state our CC&R's. Peter's and Freedman have provided a first draft and we will meet with them at our next Board meeting to discuss specifics.

### **New Business**

Obtaining an Association Credit Card for use by the Manager was discussed. The Manager was asked to investigate credit card options from our bank (Coronado First Bank) and bill pay services to reduce the number of checks we write.

The Employee Holiday Gift Fund can no longer be administered by Tawfik Rizkallah. The Board is seeking an owner to take over this seasonal activity.

### **Homeowner Communication**

Unit 501: made complaint that 5<sup>th</sup> floor hallway had smoke smell last Saturday

Unit 501: made complaint that someone left the El Camino Pool BBQ on and there was a strong gas smell near the pool.

Unit 206 wrote to ask for water turn-off/turn-on services and other recommendations as they had suffered through 3 water events that caused damage to their unit the past two years.

The date for the next meeting is tentatively set for Friday May 11th at 10:00 am.

There being no further business, the meeting was adjourned at 7:00 PM.