

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
May 11, 2012

An Executive Session was called to order at 10:00 a.m. in the Underground.

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

A delinquent member account was discussed. Legal action was approved as was the termination of access to common area recreational facilities.

The Regular Meeting of the Board was called to order at 10:30 a.m. in the Underground

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

Minutes of previous meeting: The minutes of the April 18, 2012 were approved with a 5-0 vote.

Financial Report: The January-April 2012 financial summary was provided by our Manager. We are currently \$15,018 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)	\$ 21,701
Building Painting (Hamilton Pacific)	\$ 12,900
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 61 for May. We experienced no water leaks since April 18th. We currently have remodels going on in units 1506, 1409, and 608.

The building painting has only check-list details remaining.

The NuFlow Pipe Lining project is now on the 01 stack, with the 09 stack remaining to complete this phase of drain pipe lining. We are also replacing all kitchen angle stops that were not replaced in 2011.

Our next quarterly window wash will start June 11th or 18th depending upon the vendor's availability.

Staff has made new light covers for the garage drive ramps. The Board will determine the final paint color.

After summer the terrace surface will be replaced. This 6-8 week project will begin late September or early October.

Committee Reports

L&R: Sharon Lapid reported the Committee finances are \$26,892 favorable to budget for the period. The 2011 audit was approved and un-used funds have been returned to the buildings. She also reported that parking violations are increasing, primarily due to no parking decals and permits or expired decals and permits.

Facilities: Sharon reported the result of the recent survey regarding the Health Club renovation showed little support. The Committee also reviewed information provided by Health Club/Spa consultants.

Recreation: Sharon reported that the campus BBQs will be monitored more often by parking control officers to make sure the BBQs are fully turned off while not in use.

Landscape: Sharon reported this Committee noted a concentration of 28 palm trees in our part of the campus. The Board discussed and felt that by removing up to 50% of these palm trees would improve view corridors and reduce maintenance expenses. MOTION: To support the removal of up to 50% of the south campus palm trees PASSED 5-0.

Beach Club: No Report

Community Design Oversight: No Report

Community Alliance: Sharon reported this group acts as the liaison to community government and civic organizations for the Shores. The US Navy has released their report on the flight corridor to North Island Naval Airbase and is holding workshops this month. Exact dates will be posted in our mailroom bulletin board when known.

Insurance: No Report

Enforcement: No Report

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 have provided a first draft and we will meet with the Board later today at 1 p.m. to review the first draft.

Obtaining an Association Credit Card for use by the Manager was discussed. It was determined to not take this action at this time.

New Business

The new plants along the terrace planter are taller than the geraniums. The Board discussed concerns and options.

Homeowner Communication

Units 106 and 107 contacted the Manager regarding their displeasure with the new plants on the terrace.

The date for the next meeting is tentatively set for Wednesday June 20th at 4:30 p.m.

There being no further business, the meeting was adjourned at 12:00 PM.