Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED Minutes August 16, 2013

The Regular Meeting of the Board was called to order at 10:00 AM in the Manager's office.

Directors Present: Sharon Lapid, Bruce Mackie (via conference telephone speaker phone), Richard Ramsey and Don Bushell. Also attending: Alan Aegerter, Manager and three owners.

Minutes of previous meeting: MOTION by Bushell and Second by Lapid to approve minutes of the July 12, 2013. VOTE 3-0 vote (Richard Ramsey abstaining).

Financial Report: The January-July 2013 financial summary was provided by our Manager. We are negative $ 2,558 to budget for this period. The Manager will reduce special projects work to even the budget out by year's end. The Reserve Fund report was provided by the Manager showing a current balance of $298,724. With the goal of maintaining a $350,000 minimum balance the Manager reduced the scope of the NuFlow project to epoxy line our drain pipes over the next 3 years.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 99 for August. We experienced 3 water leaks since July 12th: Unit 104 had a clogged kitchen drain and both units 1103 and 903 had cracks in their bathroom drain pipes (the main drain line was OK). The corroded and cracked pipe was replaced by staff. Staff repaired the damage caused by removing and replacing the bad drain pipe in units 1003 and 903.

We have already received remodel applications from units 807, 1104, 804, 1507, 808 and 1509 to begin in September. Units 606, 1503, 605, 1205, 1109, 1003 and 902 are on the waiting list.

Unit 1205 has requested approval to add a 3rd bathroom. The Board directed the Manager to have the owner provide a stack drain analysis and use statement prior to a final decision.

The NuFLow project for the next construction season has been planned as:

07 bath (back-to-back) Sept 30 – Oct 18
04 bath (back-to-back) Oct. 21 – Nov. 8
Sewer Main Nov. 11 – Nov. 22
09 master bath Nov. 25 – Dec. 13
09 guest bath Jan 6 – Jan 24
03 bath (back-to-back) Jan. 27 – Feb. 14

The Manager will notify the owners next week once this schedule is accepted by NuFLow.

The Board, after some discussion, instructed the Manager to have our elevator maintenance company program the elevator "door open" setting to the current 6 seconds for the upper and lower elevator doors and 4 seconds for T-PH hallway doors.

Unfinished Business

At this point President Lapid went to the Unfinished Business, proposed rule change item of the agenda. At the last meeting the Board approved of a rules change that read: "The Owner will be invoiced $100 for every new rental agreement and/or lease to cover the administrative efforts of the Association." 15 (5 supportive and 10 opposed) owners comments were reviewed and the proposed rule was discussed at length. MOTION by Mackie, Second by Bushell: to adopt the rule as proposed July 12, 2013. VOTE: 2 FOR (Bushell & Mackie) -2 OPPOSED (Lapid & Ramsey), motion did not pass. MOTION by Lapid, second by Bushell: to propose the following new rule "There will be an administrative fee of $100 for each new owner and each new rental/lease agreement." VOTE: 3-1 in favor (Ramsey opposed). The Manager will distribute the proposed rule to the owners for a 30-day comment period next week.

President Lapid returned to the original agenda and continued with the Manager building report.

The Manager reported that a new DVR and 4 additional cameras were installed and operating fine. He also provided information on the cleaning of our bathroom and laundry vent chutes. The Board agreed to set this as a 2014 project and asked the Manager to get 3 competitive bids.

Committee Reports

Beach Club Sharon Lapid reported that the Fashion show netted $1400 and the Friday night dance has been successful.

Recreation Sharon Lapid reported the tennis group has asked to be allowed to host outside tennis teams for competitions. This committee was supportive.

L&R Sharon Lapid reported the L&R budget for 2014 was announced at 1.3% above this year. Starting in 2014 the cost of photo ID's will increase to $30. A budgetary figure of $650K was agreed upon for the cost of refurbishing the Health Club. At the Facilities Committee's request, a ramp will be constructed at the Beach Club as the lift has been unreliable. MOTION by Lapid, second by ??: does El Encanto support the retention of the monies that were to be spent in 2013 on the evaluation of the Roeder Pavilion as use for a Health Club ($65K) and monies for additional landscaping at the front of the Shores complex ($25K) to fund the new ramp. VOTE 4-0 in favor, the motion passed.

Facilities Sharon Lapid reports this Committee is evaluating how to increase the work-out space within the Health Club. The options are limited to evaluating the other parts of the Health Club that can be reduced.

Insurance No Report

Enforcement The Manager reported that at the last meeting the Enforcement Committee approved a budget for 2014 which results in a $300 per month assessment to each Association. The increase is due to anticipated sewer line maintenance and annual cleaning of the stone pavers.

Landscape No Report.

Community Alliance Group Sharon Lapid reported that the problem of people having bond-fires in the south beach area (where there are no fire rings) will be reported to the City Manager.

Unfinished Business

Portable Bathrooms on the public parking lot. The City of Coronado stated during the July Council meeting it has no interest in placing a portable bathroom in this area.

New Business

Sharon Lapid introduced the goal of establishing committees within El Encanto. We used to have the following committees: Finance, Building Management, Building Maintenance & Repair, Building Standards, Shores Master Plan and Social. The Directors discussed options and agreed to consider a single committee to start which will be identified at our next meeting.

Homeowner Communication

Unit 608 submitted a letter supportive of full time lifeguards at our pools.

Units 206, 1605, 1407, 905, and 802 submitted emails in support of the proposed $100 administrative fee for each new rental agreement or lease.

Units 707, 1209, 702, 604, 306, 1007, 603, 1208, 1408, 1508, and 1505 submitted emails and/or letters opposed to the $100 administrative fee for each new rental agreement or lease.

Our next meeting date will be Tuesday September 17, 2013 at 10AM in the Underground.

President Lapid adjourned the meeting at 11:40 AM.