

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
Approved Minutes
January 18, 2013

The Regular Meeting of the Board was called to order at 10 AM in the Underground

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

Minutes of previous meeting: The minutes of the December 14, 2012 were approved with a 5-0 vote.

Financial Report: The 2012 year financial summary was provided by our Manager. The un-audited year was \$ 9,062 positive to budget. The Reserve Fund report was also provided; we have a current balance of \$350,820.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 78 for January. We experienced 2 water leaks since December 14th. Two cracked drain pipes in the 08 and 07 stacks with minor damage to 2 units. The Association pipes will be repaired by staff.

Remodels are in progress in units 107, 1207, 607 and 904. Requests have been approved for Units 605 will start now in September.

The replacement of our terrace surface is done but has some areas that the color does not match. The contractor, Applied Restoration Inc., has assured us the colors will blend as the top clear coat fully cures over the next 2-3 weeks.

The NuFlow epoxy lining of our bathroom main drain pipes continues on the 02 stack. This stack has 5 drain pipes that should be complete by mid-April.

We have scheduled the completion of linking our water booster pump to the emergency power grid for this month.

The Manager was asked to evaluate costs to convert our diesel engines for emergency power and water pumps to natural gas.

The Manager was asked to place the construction of a top cover to the water tank on the project list for 2013.

Committee Reports

Beach Club Sharon Lapid reported a \$4,000 net profit in operations allowed for the purchase of a new 80" TV for the Beach Club. Due to insurance concerns a new rule prohibiting members from bring in their own alcohol beverages to the Beach Club or the Beach Club pool is now in effect.

Recreation Sharon Lapid reported our pools are continuing to be on a rotating "not heated" schedule for the winter months. A new heater was purchased for the El Camino pool. This committee is also looking at new bike racks for the campus.

Design Review No report.

L&R The un-audited 2012 year resulted in \$2,000 favorable to budget. A Reserve Study to estimate future repair and replacement expenses is underway.

Facilities Sharon Lapid reported that renovation of the pool bathroom at El Camino is done. The Committee received has between 250 and 300 responses from homeowners responding to the issue of considering the Roeder Pavilion for use as a Health Club. The Committee is working on a list of considerations to provide each building as the feasibility study continues.

Insurance Don Bushell reported their next meeting is scheduled for January 18th.

Enforcement No report.

Landscape No report.

Unfinished Business

The re-stated CC&R's for El Encanto are ready for ballots to be sent to the owners. We must adopt new Election Rules prior to the upcoming membership vote.

The L&R Committee is still discussing options for the Health Club: options include renovation at current location and utilizing the Roeder Pavilion as the Health Club site.

Building Rules and Regulations was discussed. There are various sections that the Board feels require modification.

New Business

Election Rules. To become compliant with State law the Association is required to have election rules. MOTION: To approve the Election Rules drafted by our Attorney. VOTE 5-0 in favor. The Election Rules will be mailed to the owners as required for notice and anticipate Board adoption at our February 22, 2013 meeting.

Committee Resolutions for 2013. MOTION: To approve the following El Encanto representatives for L&R Committees for 2013: L&R Sharon Lapid, Facilities Sharon Lapid, Enforcement David Lynch, Insurance Don Bushell, Recreation Sharon Lapid and Landscape Malcolm Danoff. VOTE 5-0 in favor.

Homeowner Communication

Unit 102, Mr. Dave Frame wrote the Board to consider a proposal. This will be discussed in Executive Session.

The February 2013 meeting is set for Friday February 22nd at 10 AM in the Underground

There being no further business, the meeting was adjourned at 12:10 PM.

EXECUTIVE SESSION was called to order at 12:10 PM. The proposal submitted by Unit 102 owner was discussed but there was no action taken. This session was adjourned at 12:28 PM.