

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED Minutes
April 19, 2013

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

Directors Present: Sharon Lapid, Don Bushell and Richard Ramsey. Also attending: Alan Aegerter, Manager and two owners. Director David Lynch arrived at 11 AM.

Minutes of previous meeting: The minutes of the February 22, 2013 were approved with a 3-0 vote.

Inspector of Elections, CC&R ballot count

This item was taken out of order to facilitate the counting of the ballots. The Inspector of Elections, Alan Aegerter, appointed Myrna Grayson and Jeri Kaplan as Assistants. They were provided the ballot box and instructions. The meeting then resumed as this work was underway.

Financial Report: The January-March 2013 financial summary was provided by our Manager. We are positive to budget for this period however increases in worker compensation insurance, water and employee benefits will have an adverse effect. The Board discussed multiple areas where expenditures can be reduced over the course of the year including building projects, Annual Meeting Luncheon and utility conservation efforts. The Reserve Fund report was also provided; we have a current balance of \$254,360 with an end-of-year anticipated balance of \$382,631.

Building Maintenance and Repair Report

With the approval of the Board during an Executive Session last month, the Manager hired Angel Zaragoza to replace Cip who resigned in March to the position of Maintenance Person effective March 25, 2013.

The Manager reported the building population (units occupied) to be 67 for March and 55 for April. We experienced 3 minor water leaks since February 20th: A clogged sink, an ice-maker line leak and faucet hose leak were reported. None of these resulted in any damage as residents were in the units at the time.

The NuFlow project to epoxy line 9 bathroom drain pipes in the 05, 03 and 02 stacks is finished for this construction season (Sept-May). We are completing the patching and painting in the effected units now as well as completing the replacement of the hallway wallpaper.

The remodel of unit 607 is complete. Remodels in progress include units 107, 1207, 607, 606, and 1104. Unit 1507 has applied to replace windows beginning in April and units 605 and 804 have applied for a remodel to begin in September.

Our new terrace surface was cleaned and re-sealed to eliminate some discolorations.

We are replacing the tile in our elevators due to high breakage. This is a warranty item from our 2008 renovation. The west elevator is already done.

Staff has patched and painted our four drive ramps into the garages.

The Enforcement Committee hired a contractor to clean and seal the brownish pavers throughout the campus. L&R also had their contractor trim the trees within the community.

Our building electric vendor, Global Power, has completed the linking of the domestic water boiler to the emergency power grid plus adding a manual power switch for the domestic water pumps.

The Manager reported our windows were washed in March.

The Board directed the Manager to create a property inspection sheet and submit it to them weekly.

Committee Reports

Beach Club Vikki Tannatt provided a written report noting the Beach Club is getting a new point-of-sale system that should be installed before the end of the year. She also reported that Appetizer Night will be every Wednesday beginning in May.

Recreation Sharon Lapid reported 9 new bike racks will be installed in our Common Areas before June. The Committee is asking if buildings would like similar racks at their buildings and Sharon appointed Don Bushell to identify potential locations around El Encanto. She reported that pool security and life guard staffing was discussed at the last meeting. No recommendations were voted on.

Design Review Sharon Lapid reported that this Committee has been disbanded as all major projects which required a review are now done.

L&R Sharon Lapid reported the 2012 financial audit is complete and we can expect a small return to each Association. This Committee also voted to fund \$5,000 for a study to compare the building of a free-standing Health Club on one of our tennis courts with utilizing the Roeder as a Health Club and renovating the current Health Club site.

Facilities Sharon Lapid this Committee continued to discuss the Roeder Pavilion and Health Club proposed plans and the new “design and build” concept.

Insurance Don Bushell reported the Committee will meet May 17th to review and select a provider for the employee benefits package (Health and Dental Insurance).

Enforcement No Report.

Landscape Sharon Lapid reported that Don Smith will be coming back to this Committee. They continue to look for more volunteers.

Unfinished Business

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

MOTION to increase the overnight unit occupancy by 1 for each unit size. PASSED 3-0 (Lapid abstaining)

MOTION to create an administrative fee of \$100 per month per unit to be levied on those owners who rent their units. After a second and discussion AMENDED MOTION to create an administrative fee of \$100 per each new tenant per unit to be levied on those owners who rent their units. DID NOT PASS, VOTE 2-2 (Lynch and Ramsey voting no).

MOTION to limit the issuing of Blue Paper Guest Passes and Active Photo ID Cards to 10 per unit per day. DID NOT PASS, VOTE 2-2 (Lynch and Ramsey voting no).

MOTION to limit the issuing of Blue Paper Guest Passes to 10 per unit per day. DID NOT PASS, VOTE 2-2 (Lynch and Ramsey voting no).

MOTION to change the hours to limit excessive noise from 10:30 pm to 9Am to 10:00 PM to 9 AM. PASSED 4-0.

MOTION to limit the number of pets allowed per unit to 2. PASSED 4-0.

MOTION to define allowable pets as dogs, cats and birds only. PASSED 4-0.

MOTION to allow bike riding in the garages for only the purpose of entering and leaving the garages. PASSED 4-0.

MOTION to have one set of rules for allowable items in parking spaces year-round. That all beach items must be on wall mounted brackets and nothing to be lying on the garage floor. Beach items defined. PASSED 4-0.

MOTION to prohibit the storage of bikes and beach items on balconies and terrace patios. PASSED 4-0.

MOTION to prohibit the use and storage of open-flame cooking devices on balconies. Also to prohibit the throwing of any item from balconies. PASSED 3-1 (Lapid voting no).

Re-statement of our CC&R's was discussed. The ballots were counted and reported by the Inspector of Elections as 102 FOR and 4 AGAINST. The re-statement of the CC&R's and By-Laws passed and will be recorded with the County of San Diego as soon as practical.

New Business

None

Homeowner Communication

Unit 703 suggested we cover both elevator floors during the summer months

Our next meeting is set for Friday May 17th at 9:30 AM in the Underground.

President Lapid adjourned the meeting at 12:25 PM.

Executive Session called to order at 12:25 PM

Discussed the request from Unit 102

Discussed the delinquency of dues and instructed the Manager to send a letter to the unit's owner.

Adjourned at 12:40 PM.