

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED Minutes July 12, 2013

The Regular Meeting of the Board was called to order at 10:30 AM in the Manager's office.

Directors Present: Sharon Lapid, Bruce Mackie and Don Bushell. Also attending: Alan Aegerter, Manager and one owner.

Minutes of previous meeting: The minutes of the June 19, 2013 were approved with a 3-0 vote.

Financial Report: The January-June 2013 financial summary was provided by our Manager. We are negative \$ 4490 to budget for this period. The Manager will reduce special projects work to even the budget out by year's end. After discussion on previously approved projects the following was approved by a 3-0 vote: MOTION to borrow up to \$4,000 from the Reserve Account to complete the building of the water tank cover that was earlier approved by Board vote. This money is to be returned to the Reserve Account within 12 months. Conservation of electricity and water use was also discussed. The Manager was asked to determine if the water used for the foot wash and outside shower is from L&R or El Encanto water supply lines. The Manager was also asked to check the water meter at various times to see if use is abnormally high.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 109 for July. We experienced 5 (2 minor) water leaks since June 19th: One unit had toilet wax ring seal problem, a cracked bathroom drain pipe was replaced by staff, a refrigerator icemaker line leaked, a tub leaked and a dishwasher leak were reported. All resulting damage was repaired by each effected owner as per our new CC&R's. Staff repaired the damage caused by removing and replacing the bad drain pipe in units 307 and 407.

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

Unit 605 has requested approval to add a 3rd bathroom. MOTION: To grant the request with the stipulation that the plumbing provides maintenance access approved by staff. Approved 3-0.

The NuFlow project for the next construction season (Sept-May) will include 75 feet of main sewer line and 4-5 bathroom drain pipes.

Staff has installed 19 sets of wall brackets in the garages to support the hanging of beach items in parking spaces.

Committee Reports

Beach Club Sharon Lapid reported that the Welcome Party in July was a success. All activities are well attended. There will be a Fashion show in August.

Recreation No report

L&R Sharon Lapid reported the Committee noticed a spike in citation and facilities use as summer is in full swing. A test vote of the future for the Health Club was taken showing 3 Buildings wanting a new Health Club and 4 buildings wanting to refurbish the existing Health Club at its current site. 1 Building wanted to re-configure the Roeder for Health Club use (El Encanto). 1 Building abstained from voting until more information is available. MOTION: To inform the L&R Committee that El Encanto desires to proceed with the \$25K study of the Roeder before any other decision is made and that El Encanto recommends a Juice Bar concept be part of the Health Club plans. Approved 3-0.

Facilities Sharon Lapid reports this Committee is pushing for a ramp to be built at the Beach Club to better accommodate those with disabilities. On a 10-0 vote the Committee agreed to seek bids using the design/build concept.

Insurance Don Bushell reported the Committee met last month to review employee health benefit options and costs. SHARP Healthcare option 4 (same benefits as current plan but with a reduced number of participating Doctors) and Option 5 (increase in benefits) were selected for Association use. MOTION: To provide both options to our employees with Option 5's additional cost to be paid by the employee. Approved 3-0.

Enforcement No Report.

Landscape No Report.

Community Alliance Group Sharon Lapid reported that the City Council meeting on Tuesday July 16th will have the portable bathroom on its agenda. She encouraged all to attend.

Unfinished Business

None

New Business

Building Rules and Regulations: MOTION To proposal a rule to invoice owners \$100 for each new lease on their unit for the administrative efforts of the Association. Passed 3-0. The Manager will prepare a mailing to the owners for their 30-day review.

Portable Bathrooms on the public parking lot. The City of Coronado is considering placing portable restrooms on the parking lot at the end of Avenida de las Arenas. This item is on their July 16th City Council meeting agenda. This Board has previously stated its opposition. The Manager was asked to get the agenda packet information and distribute to the Directors.

Homeowner Communication

There was none.

Our next meeting date will be Friday August 16, 2013 at 10AM in the Underground.

President Lapid adjourned the meeting at 12:05 PM.