

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

The Regular Meeting of the Board was called to order at 10:00 AM in the Roeder Pavilion

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

Minutes of previous meeting: The minutes of the May 17, 2013 were approved with a 4-0 vote as corrected by Sharon Lapid.

President Lapid allowed Unit 1104 Owner Dave Lepre to address the Board out of order. This matter is under the Building Report: a request from Unit 1104 to allow the bathroom flooring that was laid without the required sound-proofing underlayment to remain. After his request and ensuing discussion the following motion was approved on a 3-0 vote (Mackie abstained): To inform the current owner, escrow company and any future owner that the flooring in Unit 1104 bathrooms is to be removed and conforming flooring re-installed by December 31, 2013. The request for exception was denied.

Financial Report: The January-May 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 Reserve Fund report was also provided; we have a current balance of \$251,988 with an end-of-year anticipated balance of \$359,426.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 70 for June. We experienced 4 minor water leaks since May 17th: Two units had toilet wax ring leaks, a cracked bathroom drain pipe was replaced by staff and a 04 stack wet bar drain pipe 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 1004 and 1104.

All unit remodels are complete for the 2013-2013 remodel season. We have already received remodel applications from units 605, 804, 1507 and 808 to begin in September.

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 replaced dying plants in the main terrace planters. We are also upgrading the planter boxes next to Units 107 and 108.

Committee Reports

Beach Club El Encanto Representative Vicki Tannatt reported that the plans for the July 10th party and August 8th Fashion show are going well. The Friday night dance nights are well attended and bands are booked for the summer.

Recreation Sharon Lapid reported the committee discussed allowing personal trainers a monthly pass vs. getting blue paper passes each time they come in, no decision was made. The fees for using the Roeder were also discussed and the Committee will recommend leaving the fees at their current level. After testing by L&R personnel, the umbrellas with wooded poles will be purchased for our pools use.

L&R Sharon Lapid reported the Committee discussed options for staffing the pools and agreed on a 6-3 vote to have Pool Monitors at each pool with the primary focus of safety and behavior. From June 15 to August 18th there will be a second Pool Monitor stationed at the El Camino pool. L&R has installed bike racks at the main recreation facilities and will install nearing the buildings next although no time frame was provided.

Facilities Sharon Lapid reports this Committee continues to research options for the location of a Health Club. The \$25K study of the potential of Roeder to be a Health Club was postponed to allow for more time to explore costs of other alternatives.

Insurance Don Bushell reported the Committee met last week to review employee health benefit options and costs. SHARP Healthcare has again provided the lowest quotes. MOTION: To accept the presented option 4 as the preferred option and option 6 as the second preferred option at the next Insurance Committee meeting on Friday. APPROVED 4-0.

Enforcement No Report.

Landscape No Report.

Community Alliance Group Sharon Lapid reported that the City of Coronado is considering plans to provide a portable bathroom in the public parking at Avenida del las Arenas. The Manager was directed to draft a letter stating our opposition to such a plan.

Unfinished Business

None

New Business

None

Homeowner Communication

Unit 1609 suggested L&R provide traffic control officers at the entrance to the South Campus to deter non-residents from entering the campus by closely following authorized vehicles through the swing gate.

Our next meeting date is to be determined.

President Lapid adjourned the meeting at 11:50 AM.