

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
August 21, 2014

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

Directors Present: Don Bushell, Lisa Portnoff (via teleconference), Bruce Mackie, and Richard Ramsey. Also attending: Alan Aegerter, Manager and two homeowners.

Minutes of previous meeting: MOTION by Lisa Portnoff, 2nd by Richard Ramsey to approve the minutes of the July 17, 2014. APPROVED by a 4-0 vote.

New Business

Director resignation and new appointment. David Lynch resigned last month and the Board has the option of appointing a new Director for the remaining time of David Lynch's term (November 8, 2014). MOTION by Don Bushell, 2nd by Bruce Mackie to appoint Ted Siara as the next largest vote getter at our last election, as Director. VOTE 2-2 (Richard Ramsey and Lisa Portnoff voting no). Motion does not pass. MOTION by Lisa Portnoff, 2nd by Richard Ramsey to appoint Brent Yoder as Director. VOTE 2-2 (Don Bushell and Bruce Mackie voting no). Motion does not pass. MOTION by Lisa Portnoff to appoint Tawfik Rizkallah as Director, 2nd by Richard Ramsey. VOTE 2-2 (Don Bushell and Bruce Mackie voting no). Motion does not pass. Motion by Bruce Mackie, 2nd by Don Bushell to appoint Ted Siara, vote 2-2 (Lisa Portnoff and Richard Ramsey voting no). Motion does not pass. The seat will remain vacant until our homeowner vote in October and announced at our November 8, 2014 Annual Meeting.

Financial Report: The July 2014 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$21,882 positive to budget. Our electric usage has gone up about \$400 per month as a result of running our vent fans 24 hours per day. SDGE has raised their rates 13-25% for the three rate brackets (off peak 23%, semi-peak 25% and On Peak 13%) during 2014. This has resulted in our being \$12,217 over budget for electricity expenses. Our overall consumption is 5,000 kilo-watt hours less than in 2012 but 4000 kWh more than 2013. We believe this is due to the warmer weather. The Manager was asked to reduce the air conditioning of the hallways by increasing the thermostat from 76 to 78 degrees before the AC starts. Gas has gone up 17% in 2014 and is primarily used to heat water for resident use. The Reserve Account balance is \$367,489.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 105 for August.

As for plumbing problems, we experienced a pin-hole leak in our hot water circulation line to the wet 07 stack bar, two building main drain clogs (neither yet epoxy lined), one leaking toilet, and a leaking garbage disposal.

A drain problem that occurs from time to time is with the 01 stack tub and 02 stack washer (shared) drain. Many times when too much detergent is used or when multiple 02 stack units operate their washing machines at the same time, sudsy water backs up into a 01 stack tub/shower. To reduce the chance of this drain clogging, we had this drain epoxy lined last year. This problem however continues and the Manager was asked to notify all 02 stack residents of this issue.

Remodels update: There are 6 Units ready to start in September: 605 (4 months), 401 (2 months), 408 (2 months), 1504 (4 months), 304 (4 months), and 305 (4 months). Two Units plan to have minor painting and/or minor alterations done that do not require permits, two units are planning to have window work only done and two units are on the remodel waiting list.

Don Bushell and the Manager met with NuFlow representatives earlier this month to review past warranty items and identify the plan for 2014/2015. The NuFlow drain pipe epoxy lining project will resume in September. This includes the camera inspection of all previously lined drains as we have had 3 warranty repairs.

Staff is thinning out the grass plantings on the terrace as the Board evaluates options for planting this Fall.

Staff will clean and paint the east stairwell. This work, due to noise and dust, will begin in September.

Building violations: for the period of July 22nd to August 20th the following violations occurred: one for wearing beach attire in the Lobby, one for a dog in the common area without a leash, one for towels hanging on balcony railing and 9 for beach items on parking space floor violations. All owners have been notified that fines may ensue if there are repeat violations. The Manager was asked to check on the units that appear to still have a BBQ on their balconies.

The Board would like to construct an outside BBQ area at the east side of our building. The Manager was asked to review options with Board members after the meeting.

The Manager addressed plans to upgrade the Office and Front Desk computers. They both operate on Microsoft XP operating system which is no longer supported by Microsoft or other software providers. Options and costs to move to Windows 7 will be provided at the next meeting.

The Manager presented a written procedure policy for Front Desk and maintenance staff when water leaks occur. The primary items are to locate the source of the leak, stop the leak and remove the water to prevent damage. Many times the source of the water is not easily identified and the Front Desk and maintenance team work together by calling residents and inspecting empty units. It was discussed that when the source is not known and there is potential for large amount of water and resulting damage, that the Front Desk person have a method to shutting off the water to the building. The Manager will work with maintenance to train the Front Desk staff as soon as possible. The Manager was also asked to evaluate the installation of an electric powered shut-off valve located at the domestic water pump.

To further provide our resident options for internet services, the Manager has contracted with WebPass, a California internet solution provider. WebPass will install their equipment at no charge to the Association and once in can begin signing up residents. The Manager will provide more information as it becomes available.

Homeowner Comments

At this point the President asked if the two homeowners would like to speak.

Beach Club representative Elaine Marcus provided the Beach Club report which centered on the request for El Encanto to support the replacement of chairs at the Beach Club. This item was coming up later today at the L&R meeting.

Sharon Lapid (Unit 1507) commented on the support of the proposed building BBQ, noted the stains on the hallway carpet and complained about smoking on unit balconies.

This is the third complaint regarding smoking on balconies or in units the past 4 months. The Board asked the Manager to prepare a survey to determine the level of interest by the owners to enact a smoking ban on other than common areas. The results of the survey will be made available at our Annual Meeting in November.

Committee Reports

Recreation Don Bushell reported this Committee met and reported no serious injuries or incidents at the pools this summer.

L&R Don Bushell reports there was a budget workshop last week for the L&R operating and capital expenditure budgets for 2015. A couple of items being discussed in detail are the replacement of 17 BBQs at the pools for \$50K, a cement sweeper for the boardwalk at \$4K and the health club renovation project. After discussion it was determined that El Encanto is in favor of a detailed specifications and a multiple bid process before final approval of L&R funds.

Landscape No report.

Facilities No report.

Insurance No report.

Enforcement The manager provided the new “Contractor Monthly Access Fee” policy enacted by the Enforcement Committee and administered by L&R. A \$200 flat fee, per unit remodeled, will be assessed and paid by the home improvement contractor who perform permit type renovations beginning Tuesday September 2, 2014. The \$200 flat fee will pay for extra clean up and repair costs necessary to keep the common area roadways free of debris and damage.

Community Alliance Don Bushell reports the Shores was approached by the City of Coronado to consider the City allowing public art to be displayed on the large wall on the south side of the public parking lot. They are considering relocating the handicapped parking spaces and allowing a mural (or murals) to be painted on the south wall that is below our El Camino pool.

Unfinished Business

A policy for installing electric vehicle chargers and regular vehicle battery trickle charges was discussed. The Board desires to allow the requesting owner to seek a contractor to build out a 200 amp sub-panel in the garage area and run electrical to their unit using licensed electrical contractors. The Association will provide guidance as to location and other logistical elements of the project. The Manager provided a written policy which was discussed and modified. The Manager was asked to determine if this policy can be enacted now or must go through the rule change process.

The terrace grass planting was discussed. The Manager was asked to continue the thinning out of the current plantings (this is been done on the south side so far). Replacement plants recommendations were provided and a preliminary quote from Buena Vista Landscape for \$15,000 that includes replanting with a variety of succulents similar to the planting at Las Palmas. The Board also wants to look at costs for covering with a river rock as well as obtaining other bids for our next meeting.

Homeowner Comments

Unit 905 wrote to ask for the Board's support the increase of the number of active photo ID cards to accommodate large families.

A former tenant in Unit 401 wrote the Board to have them consider improved services for tenants.

The next Board of Directors meeting will be Friday September 19th 10:00 am in the Manager's office.

Again the issue of a vacant Director's seat was brought up and discussed. MOTION by Don Bushell, 2nd by Bruce Mackie to appoint Ted Siara as Director. VOTE 2-2 (Lisa Portnoff and Richard Ramsey voting no). Motion failed to pass. MOTION by Richard Ramsey, 2nd by Lisa Portnoff to appoint Brent Yoder as Director, vote 2-2 (Don Bushell and Bruce Mackie voting no). Motion does not pass.

There being no further business, the meeting was adjourned at 11:50 am.