

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
September 19, 2014 v. 2

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 five homeowners.

Minutes of previous meeting: MOTION by Lisa Portnoff, 2nd by Richard Ramsey to approve the minutes of the August 21, 2014. APPROVED by a 4-0 vote.

Financial Report: The August 2014 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$23,310 positive to budget. Water conservation efforts have brought an 11% reduction compared to the same period last year. The Reserve Account balance is \$391,239 with anticipated expenditures remaining this year being a new domestic water pump, potential new emergency generator and the continuation of the epoxy lining of our drain pipes.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 88 for September.

We experienced a single plumbing problem since August 21st, a landscape irrigation line which was repaired.

Remodels; the following units have begun their remodel work: 401 (2 months), 408 (2 months), 1504 (4 months), 304 (4 months), and 305 (4 months). Unit 305 has asked the Board to allow a 3rd bathroom that will utilize the guest bath main drain pipes. MOTION by Bruce Mackie, second by Richard Ramsey to approve the request. VOTE 4-0 in favor. The Manager will write an approval letter for the 3rd bathroom. Unit 605 will begin soon and we have Units 1104 and 1503 having minor painting and/or minor alterations done that do not require permits. Four units are on the remodel waiting list.

Our drain pipe epoxy lining project with NuFlow will resume late September with the 03, 06 and 08 bath drains. A detailed schedule will be provided soon. This phase also includes the camera inspection of all previously lined drains as we have had 3 warranty repairs.

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 August 22nd to September 18th the following violations occurred: one for non-approved items in their parking space.

The Manager addressed the Office and Front Desk computers that run Windows XP and the effect of our financial software, QuickBooks, not supporting this operating system. With expensive access control software having no migration to Windows 7, it is most cost effective to enroll in QuickBooks on-line version and keep everything else on Windows XP.

We have ordered and received our new variable drive water pump. This pump takes City water and increases the pressure to deliver the water to our roof where the water boilers are and maintain adequate pressure to deliver the water to all 135 units when needed. This new water pump has 3 motors so when water use is minimal, so is the power to maintain the correct pressure. In comparison the current water pump is running at 100%, 24 hours per day. This new pump will be quieter and much more efficient. The Manager was asked to get cost information for a powered shut-off switch that will allow Front Desk staff to turn off the water to the building in the event of a large water leak.

Staff will apply a protective clear-coat on the terrace deck this fall.

The Manager was asked to increase the level of detail in his maintenance reports to the Board and specifically leave on maintenance or cleaning items until resolved. The Manager was also asked to begin purchasing new doorbells to replace those that are faulty. The costs are to be forwarded to our renovation contractor.

Committee Reports

Recreation Don Bushell reported this committee recommended the expenditure of \$650 to purchase a Ping-Pong table for use on the Roeder lawn. He also noted there has been vandalism at the pools where someone was pulling the light fixtures away from the walls beneath the water line.

L&R Don Bushell provided L&R final 2015 budget documents; operations will be at \$2,178,901 and capital improvements at \$ 252,991 for the upcoming year. Don also presented the “no heat” pool schedule for the Fall and Winter months. The Manager will post this information in the bulletin board in the mail room. He also reported the construction is underway for the Health Club renovation. New electrical (Title 24) requirements have caused an \$18,000 overrun so far.

Landscape Don Bushell reported this group is working on water conservation plans and has asked California American, our water utility company, to provide a detailed site review with us. This will help identify more ways to conserve.

Facilities No report.

Beach Club Don Bushell reported the Club is \$7,000 favorable to budget as the summer was very busy. The new slushy machine was a big hit as well. The next social event will be the New Year’s Eve party; details will be posted when received.

Insurance No report.

Enforcement No report.

Community Alliance Don Bushell and Sharon Lapid report there are plans to hold a City Council Candidate forum at the Shores (we have 350 registered Coronado voters on campus). Also the new “count-down” walk lights have been installed at our main intersection on Highway 75 with new signage next on the list.

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. MOTION by Don Bushell to approve the policy as presented, second by Lisa Portnoff. VOTE 4-0 in favor. The policy will be sent to the owners for comment and up for formal adoption in November prior to being included in our Building Rules and Regulations.

The terrace grass planting was discussed. Brent Yoder and the Manager visited Las Flores, Las Palmas and El Mirador to view their plantings. It was decided that the Board members visit these buildings as well over the next 30 days and continue the discussion at our next meeting.

New Business

The Board desires to construct a BBQ area on the east side of our building. Plans have been developed and provided to the Facilities Sub-Committee for their review and approval. The initial idea was to place the new BBQ on a cement pad that staff would construct. The Manager was asked to look at a paver surface instead. An updated plan will be provided before our next meeting.

Homeowner Comments

Unit 405 is asking for a parking decal to be used on a cargo van. This is being tabled until more information can be collected.

Unit 206 wrote the Board to complain about night and early morning noise generated by landscape work, the security kiosk and the bus.

Unit 1001 owners spoke to say our garages are very dirty and need a major clean and painting. Also the elevator floor pads are always dirty now that both cars are used by remodel contractors. The Manager was asked to get cost estimates for power washing the garage. Also Don Bushell and Bruce Mackie will review our current remodel rules and regulations to determine if a cleaning fee would be appropriate that would allow us to engage a cleaning service just for the common areas affected by remodel contractors.

The next Board of Directors meeting will be Friday October 17th 10:00 am in the Manager's office.

There being no further business, the meeting was adjourned at 12:05 pm.