

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
April 17, 2015

The Board of Director's Meeting was called to order at 9:00 am in the Manager's office.

Directors Present: Sharon Lapid, Richard Ramsey and via teleconference Lisa Portnoff and Ryan Tseng. Also attending: Alan Aegerter, Manager and three homeowners.

Minutes of previous meeting: **MOTION** by Richard Ramsey, 2nd by Sharon Lapid to approve the minutes of the March 17, 2015 with the following change: the Tennis group is looking to have Shores residents pay pros directly (no money will go to Coronado Shores) and that they will not ask the Shores L&R for any funding of the Tennis Program.. **APPROVED** by a 4-0 vote.

Financial Report: The January-March 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$11,896 positive to budget. We expect to be at budget as planned expenses over the year are incurred. The Reserve Account balance is \$327,483 with anticipated expenditures of \$199,425 planned for the remainder of this year being a new emergency power generator and the continuation of the epoxy lining of our drain pipes with NuFLow.

***at this point Director Don Bushell arrives**

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 80 for April.

We experienced no plumbing problem since March 17th.

Remodels; the following units are completed: 401, 408, 1004, 1403 and 1504. The following are in-process for their remodel work: 109 (2 week remaining), 305 windows (2 weeks remaining), 306 windows (1 week remaining), 605 (1.5 months remaining) and 906 (1.5 months remaining). 707, 902 and 1603 are on the remodel list for a September start.

NuFlow is conducting camera inspection of previously epoxy-lined drain pipes and making repairs as any problems with the lining are discovered. The Manager was directed to provide a total number of repaired epoxy lining when all camera work is done.

Staff completed the re-coating the roof (done every 5 years).

Staff is repairing spalling found in the entry canopy. The Manager was directed to discuss this with the contractor who performed the renovation to the canopy in 2009.

The installation of the approved new water booster pump is on hold as we have applied for a SDGE rebate. Energy consumption tests have been done on the current pumps and the data turned over to SDGE. Now waiting to hear back from them on the next step.

The BBQ area decking has been installed by Vitale Landscape. Vitale will add drainage, cemented eye-bolts to lock the BBQ to and decorative gravel next week to complete their part of the area. Staff will install exterior lighting and a security camera. We expect the area to be ready by May.

Vitale Landscaping has started the planting of succulents on the terrace main planter that goes around the building. Some irrigation repairs are needed before Vitale can install weed barrier material and decorative gravel. This project should be done by April 24th.

Neal Electric has been contracted to replace our emergency generator. The new diesel engine and generator are on order and the County of San Diego has provided their approval. We expect a mid-to-late April installation.

Our No.1 elevator car was evaluated by OTIS Elevator Company after reports of faulty operation. OTIS has recommended we add weight to the cars counterweight. I am expecting a quote from them soon. The Manager was asked to see if there are positive costs considerations if we retrofit both cars in one project.

Committee Reports

Recreation Sharon Lapid reports the Tennis Group is supporting that Shores residents pay the tennis pros directly instead of through L&R. This has not been the case for a number of years. The Recreation Sub-Committee is also recommending senior water aerobics users also pay their fees directly to the trainers.

L&R Sharon Lapid reported the Committee approved the recommendations to have Shores residents pay the tennis pros and senior water aerobics instructors directly. The Committee decided to plant the same low-water landscaping installed at the new Beach Club ramp for the remaining southern section (by the board walk) of the campus. They plan to spend \$25,000 for new pool furniture soon. The MTS 904 bus stop was discussed with the result being an evaluation of improvement vs. elimination of service. Finally the Committee is looking at adding a human resources policy for employee vacation use as an audit has shown that too much vacation time is being accumulated.

Landscape Brent Yoder provided a written report noting the sub-committee did not approve the Princessa Tower's proposal for new landscape. This Sub-Committee is undertaking research on campus-wide water conservation opportunities for future consideration. Finally this Sub-Committee has approved a Palm Tree Maintenance, Removal and Replacement Policy for the L&R Committee's review at its May meeting.

Facilities No report.

Beach Club Sharon reported the Club doing well with its expanded scope of events and is adding a portable bar in the area where the booths were.

Insurance Don Bushell reports this committee met in March and selected Comp West as our workers compensation policy provider for the April 2015- April 2016 year. Rates increased slightly from last year.

Enforcement No report.

Community Alliance No report.

Unfinished Business

None.

New Business

The bus stop for the MTS 904 bus stop was discussed. Due to previous complaints from owners we sent a survey to all owners on April 3rd asking their opinion on whether the bus stop should be near our building or re-located to another off-campus location. 34 owners (25%) responded with 16 in favor of re-locating the bus stop to in front of the City's Community Center.

TV Service contract. Our 5-year contract with DISH is up. We have invited AT&T, Time Warner, Direct TV and DISH to provide proposals for their TV services. The Board created a TV Services Sub-Committee of Don Bushell and Ryan Tseng to assist the Manager in the proposal process. The goal is to have final proposals for the Board's consideration at our next meeting.

Homeowner Comments

Mary Ericson, Unit 306, asks for the Board's support to re-locate the bus stop currently on our north side at Avenida de las Arenas to in front of the Community Center.

David Frame, Unit 102, thanked the Board for its terrace planter re-planting efforts.

The next Board of Directors meeting will be Friday May 22nd at 9:30 am in the Manager's office.

There being no further business, the meeting was adjourned at 10:20 am.