

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**August 21, 2015**

The Board of Director's Meeting was called to order at 9:30 am in the Manager's office.

Directors Present: Sharon Lapid, Richard Ramsey, Don Bushell and (via tele-conference) Lisa Portnoff. Also attending: Alan Aegerter, Manager and three homeowners.

**Minutes of previous meeting:** MOTION by Lisa Portnoff, 2<sup>nd</sup> by Richard Ramsey to approve the minutes of the July 24, 2015. APPROVED by a 4-0 vote.

**Financial Report:** The January-July 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$4,141 negative to budget. For expenses, ADMIN expenses were \$1,559 over budget, BUILDING expenses were \$16,718 over budget, L&R expenses were \$3,659 under budget, PAYROLL expenses were \$368 over budget, our RESERVE contribution is at budget and UTILITY expenses were \$14,570 under budget.

Our Reserve Fund remains as scheduled with \$311,941 currently in this fund with expected expenses of \$124,425 for continuing epoxy lining of our drain pipes with NuFlow.

**Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 104 for August.

We experienced three plumbing leaks since our last meeting:

1. a leaking A/C unit pan that caused some damage to the ceiling in the unit below.
2. a backed-up toilet that caused some damage to the ceiling in the unit below.
3. 2 corroded lateral drain pipes that damaged a single unit below.

Remodels; the following units are ready to start in September: 403 (1 month), 507 (4 months), 707 (4 months), 902 (4 months), 1101 (3 months), and 1407 (2 months). The following are on the wait list: 1004 (1 month), 1503 (1 month) and 1609 (2 weeks).

The Board discussed the NuFlow camera inspection work and the monies the Association paid to repair the access holes. A review of expenses paid found we spent \$5,055 and NuFlow will provide a \$ 5,055 credit on the next phase of work. The next phase, laundry drain pipes, will begin in October.

The installation of the approved new water booster pump is on hold as we have applied for a SDGE rebate and SDGE has assigned us a new project lead who has asked for additional information. The Manager was asked to review the contract to determine the warranty start date as this was not provided today and to contact SDGE to strongly request their commitment to a completion date.

Upcoming projects include:

- Hallway carpet cleaning Sept. 1-2
- Fire sprinkler (building and units) inspection early September
- Exterior window washing in September
- Laundry vents (building) cleaning in October

Our Annual Meeting date is Saturday November 14th at 10 am in the Roeder Pavilion. A light meal and beverages will be served.

The El Encanto Holiday party will be a pot luck with the Association providing beverages. The exact date has not been determined.

## **Committee Reports**

Recreation Sharon Lapid reports senior aerobics will now be coordinated by the City of Coronado. Some equipment in the Health Club has been re-arranged to improve access and movement. Replacement is being considered for the sauna heater in the woman's spa. They are planning a CPR/AED (defibrillator) class on campus, 12 people have signed up so far.

L&R Sharon Lapid reports during Executive Session the Committee discussed the MTS bus stop and the potential litigation surrounding this matter. Service dogs were discussed as concerns and complaints regarding dogs in our Beach Club and pools increase.

Landscape No report.

Facilities Sharon Lapid reports they will be repairing the A/C unit in the men's locker room of the Health Club. The purchase of an ADA compliant auto-opening door at Beach Club is being evaluated.

Beach Club Elaine Marcus reports they made \$1,500 from the recent Fashion Show. The Committee is concerned that the Club is getting run-down and will need improvements soon. They are developing a prioritized list of needed items and work. They are also evaluating a staffing company to provide professional bartending service as the number of guests at the Club has grown. Lastly, the Committee recommended a \$.50 per drink price increase (which L&R at their meeting approved).

Insurance Don Bushell reported that the Committee will meet in October to discuss employee health benefits.

Enforcement No report.

Community Alliance No report.

## **Unfinished Business**

TV services bulk-programming: The Board has agreed to terms with DISH and is waiting for the written contract to review and sign. We expect to have the new DISH system (2 DH-DVR receivers with room-to-room viewing and internet) installed and ready in the December/January timeframe.

Unit remodel rules review. Last month President Sharon Lapid created a rule review Advisory Group consisting of Directors Don Bushell and Lisa Portnoff. They provided a summary document of concerns as elevator usage and associated fee structure, elevator and hallway cleaning, timeframes for remodels (daily hours and overall duration), construction noise, questions regarding what constitutes completion and flooring sounds suppression requirements. Related is a review on allowable summer work. Some of these issues are a part of our rules and regulations and would require notice to the members, while other issues are administrative policies which do not require a formal notice process. The Board will study the brief provided by the Advisory Group and continue discussion at our next meeting. The Manager was asked to:

- get updated FIIC specification sheets from the top three material providers
- find out the last time the elevator use fee was increased
- obtain cost information from licensed and insured cleaning companies

## **New Business**

There was no new business.

## **Homeowner Comments**

Stephen Williams, Unit 1101, wrote the Board requesting the ability to add a ½ bath during their remodel. The Board will wait to see the specific installation process and an independent plumber's analysis of the impact to the main "stack" drain pipe before making a decision.

Cookie Freedman, Unit 1406, spoke to the dirty condition of the lobby sofas and hallway carpets. The Board will re-convene the Design Sub-Committee to evaluate options for re-covering or replacing the sofas.

Unit 904 wrote the Board requesting a security camera be installed near the door of their unit. The Board denied this request.

Kenton Hems, Unit 204, wrote the Board in support of stricter sound suppression requirements for those who install stone surfaces on their floors.

The next Board of Directors meeting will be Friday September 25th at 9:30 am in the Manager's office.

There being no further business, the meeting was adjourned at 11:40 am.