

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
February 20, 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, Ryan Tseng and via teleconference Don Bushell and Lisa Portnoff. 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 January 16, 2015. APPROVED by a 5-0 vote.

Financial Report: The January 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently at budget. The Reserve Account balance is \$280,556 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.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 84 for February.

We experienced two plumbing problems since January 16th; a cracked guest bath lateral pipe (no damage to other units) and a corroded heat pump circulation pipe located on the roof (minor damage to two units).

Remodels; the following units are completed: 306, 401, 408, 1403 and 1504. The following are in-process for their remodel work: 109 (1 month remaining), 305 (2 weeks remaining), 1004 (2 weeks remaining), 605 (4 months remaining) and 906 (4 months remaining). 707, 902 and 1603 are on the remodel list for a September start.

Our drain pipe epoxy lining project with NuFlow is completed for this construction season as they just finished the 03 bathroom drains. The next couple of weeks NuFlow will perform camera inspection of previously lined drains. The Manager provided the camera inspection work schedule as:

01 stack kitchen	in-work	01 stack bath	Done
06 kitchen	in-work	08 kitchen	in-work
02 stack bath	TBD	03 stack 3rd bath	TBD
05 stack kitchen	TBD	09 stack baths	TBD
07 stack kitchen	TBD		

Staff is re-coating the roof (done every 5 years) and is now 80% complete. Staff will then clean and paint the east stairwell. Also planned is the power washing of our garages and applying a protective clear-coat on the terrace deck.

The installation of the approved new water booster pump is on hold as we determine possible SDGE rebate opportunities.

Neal Electric has been contracted to replace our emergency generator located on the roof (used for hallway lighting, Lobby lighting and elevators during emergencies when we have no power from SDGE). 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.

The Board discussed the power washing of our garages and the 4 bids received. Due to re-locating cars in our garages to facilitate the two-day cleaning effort, May was felt to be the best month for this work. The Board tabled the item for our next meeting.

Committee Reports

Recreation No report.

L&R Sharon Lapid reported the communication software program “EasyLobby” used by our Front Door staff and the Kiosk staff has gone down and cannot be fixed. L&R is exploring options but until then all buildings are calling in guest and parking pass requests to the Kiosk. L&R will install cameras on the Board walk to document the number of bike and skateboard riders to the City of Coronado. L&R is considering creating a Security sub-committee to evaluate campus rules and their enforcement.

Landscape Sharon Lapid reported the planting of a coral tree near El Mirador to replace the one that was removed earlier.

Facilities The Health Club renovation is on schedule for a March 20th opening. This committee is also looking at repairs of our perimeter walls and future rebuilding efforts in 2016.

Beach Club Sharon reported the Club is adding a variety of events to its calendar.

Insurance Don Bushell reports this committee met last month and selected Farmers Insurance for our campus property and liability policy. March 17 is the Committee’s next meeting date.

Enforcement No report.

Community Alliance Mary Ericson reports continued graffiti near where the south beach fire rings are located. The City of Coronado provided cleaning crews but the uptick is linked with a large supply of remaining charcoal from beach fires. The newly proposed Farmer’s market has been told by the San Diego Port Commission that they cannot use Strand Way and therefore are now looking for an alternate site. The Committee is working with MTS on the issue of busses idling for long periods of time (causing noise and pollution near living units). Lastly the Shores will be participating in the 125th Anniversary of the City of Coronado with a tent city themed activity.

Unfinished Business

The terrace planting in combination with installing a 12 x 12 surface for our BBQ was awarded to Vitale Landscaping last month. The BBQ paver surface will be built by Vitale Landscaping within the next 30-40 days. Staff will install a security camera and exterior lighting.

The replacement of the current grass plantings will be replaced with a variety of succulents before summer. Vitale Landscaping has been contracted to do this work. Samples of the new plants will be available to the Board by our March meeting.

Construction and remodel rules were discussed as the impact of this work on the residents is felt by excess noise and dirt. Over the past 5 years the number of remodels per season have increased as have our building projects (i.e. NuFlow epoxy lining). This peaked last year with 18 remodels. The Board is sensitive to both the quality of life issue and our goal to improve our properties. The Directors asked the Manager about this year's activity: our remodels have gone down to 10 and we have only 3 units signed up for a September start so far. The Board decided to take no action at this point.

New Business

None

Homeowner Comments

Six owners (Units 306, 508, 909, 402, 105, and 1503) wrote to the Board in support of the proposed rule to prohibit smoking on balconies and sun decks (in addition to all other common areas).

The next Board of Directors meeting will be Tuesday March 17th 9:30 am in the Manager's office.

There being no further business, the meeting was adjourned at 10:50 am.