

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
January 16, 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 Lisa Portnoff and Ryan Tseng (via teleconference). Also attending: Alan Aegerter, Manager.

Minutes of previous meeting: **MOTION** by Richard Ramsey, 2nd by Don Bushell to approve the minutes of the December 19, 2014. **APPROVED** by a 5-0 vote.

Financial Report: The December 2014 and 2014 summary financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$19,192 positive to budget. The Reserve Account balance is \$324,446 with anticipated expenditures of \$257,700 planned for 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 January.

We experienced only one plumbing problem since December 19th; a fire sprinkler head failed in Unit 208 causing damage to that unit and to unit 108 below. All repaired by owners.

Remodels; the following units are completed: 401, 408 and 1403. The following are in-process for their remodel work: 109 (2 months remaining), 305 (1/2 month remaining), 306 (2 weeks remaining), 1004 (2 weeks remaining), 1207 (2 weeks remaining) and 1504 (1/2 month remaining). Units 605, 902 and 906 are on the remodel waiting list.

The Manager was asked during the last Board meeting to research the option of installing a “call” key just for contractor use that would by-pass the calling of the other car. Costs are estimated to be \$ 2,560 which includes a new card reader and elevator control modifications. No action taken for now.

Our drain pipe epoxy lining project with NuFlow is in process and recently completed the 08 guest bath sink drain and the 08 master baths drains. Next will be the 03 bath drains. Affected owners have been notified. This phase also includes the camera inspection of all previously lined drains. The Manager provided the camera inspection work schedule as:

01 stack kitchen	Feb. 16-17	01 stack bath	Feb. 16-17
02 stack master bath	Feb. 18-20	02 stack guest bath	Feb. 18-20
07 stack bath	TBD	09 stack bath	TBD
05 stack kitchen	TBD	06 stack kitchen	TBD
07 stack kitchen	TBD	08 stack kitchen	TBD

Staff is re-coating the roof (done every 5 years) and is now 65% 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 approved new water booster pump is scheduled to be installed the week of January 26th. During installation (5-7 hours) the water to the building will be turned off.

Committee Reports

Recreation No report.

L&R Sharon Lapid reported the Chair for this committee in 2015 is Gail Adams. They are starting a 3-year strategic planning effort and are looking to hire a consultant to assist with this project. Sharon also reported that security violations for the 2014 year are up over the previous year; mostly parking with no decal or parking pass(874 for the year), individuals in the pool areas without Photo IDs or Guest Passes (876 for the year), bike riding on the Boardwalk and skateboard/scooter riding on campus roads (4,235 for the year). The Board discussed the enforcement of rules by booting and towing vehicles that are in violation of campus parking rules. A majority of our Directors are in favor the current written enforcement options.

Landscape Sharon Lapid reported the planting at the beach public parking area will be replaced and/or upgrading by us this year. This Board agreed without a formal vote to donate any of our current terrace plants for this effort when we re-plant.

Facilities The Health Club renovation is on schedule and on budget.

Beach Club Sharon reported the Club is adding another fire pit and is removing the lift/elevator as the access ramp is completed.

Insurance Don Bushell reports this committee will meet later today.

Enforcement No report.

Community Alliance Sharon Lapid reports the City of Coronado has approved permanent bike corrals in various locations throughout the City at a cost of \$95K. This committee is working on a Shores celebration as part of the City's upcoming 125th birthday. Each main community (Shores, Cays and Village) is asked to be a part of this event.

Unfinished Business

The terrace grass planting in combination with installing a 12 x 12 surface for our BBQ was discussed. We have received the following bids to remove the current plants and re-plant succulents:

	Terrace Planting	BBQ Surface	Total
Buena Vista Landscaping	\$ 15,715	\$ 9,581	\$ 25,296
Vitale Landscaping	\$ 14,341	\$ 3,600	\$ 17,941

Both bids include the ground cover, once decided upon, to be included.

MOTION by Don Bushell, 2nd by Sharon Lapid to award the project to Vitale Landscape for a not-to-exceed figure of \$17,000 for both the terrace planting and BBQ surface. Approved by a 5-0 VOTE. A meeting will be setup with Jim Vitale to gain his acceptance.

The survey regarding smoking was discussed. The Manager presented language for a proposed rule change that would prohibit smoking on restricted common areas as follows:

CURRENT RULE

Smoking

Smoking is prohibited in the lobbies, hallways, fire exit stairways, elevators, and garage areas of El Encanto.

PROPOSED RULE

Smoking

Smoking is prohibited in all common and restricted common areas of the building which includes the lobbies, hallways, fire exit stairways, elevators, terrace, unit balconies, unit sundecks (terrace level) and garage areas of El Encanto. This restriction extends to within 25 feet of any door to the building.

MOTION by Sharon Lapid, 2nd by Lisa Portnoff to make this rule change. Approved by a 5-0 VOTE. The Manager will provide this proposed rule change to the members for a 30-day comment period.

New Business

Our remodel and construction rules were discussed. The large number of remodels in conjunction with building projects creates months of noise and dirt throughout the building and adds to our parking problems. No action taken at this meeting.

Homeowner Comments

None

The next Board of Directors meeting will be Friday February 20th 9:30 am in the Manager's office.

There being no further business, the meeting was adjourned at 10:35 am.