

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**July 24, 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. Also attending: Alan Aegerter, Manager and three homeowners.

**Minutes of previous meeting:** MOTION by Richard Ramsey, 2<sup>nd</sup> by Lisa Portnoff to approve the minutes of the June 19, 2015. APPROVED by a 3-0 vote (Don Bushell abstained).

**Financial Report:** The January-June 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$8,626 negative to budget. For expenses, ADMIN expenses were \$370 over budget, BUILDING expenses were \$17,686 over budget, L&R expenses were \$2,937 under budget, PAYROLL expenses were \$2,442 over budget, our RESERVE contribution is at budget and UTILITY expenses were \$13,250 under budget.

Our Reserve Fund remains as scheduled with \$295,556 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 116 for July.

We experienced one plumbing leak, a leaking shower pan that caused some damage to the bathroom ceiling in the 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: 1609 (1 month).

The Board discussed the NuFlow camera inspection work and the monies the Association paid to repair the access holes. NuFlow offered to provide a credit of \$4,000 on future work, about 60% of what we spent. The Board felt we should be reimbursed the entire amount. The Manager was directed to communicate this to NuFlow.

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. Due to the length of time this has taken, the Manager was asked to draft a letter to SDGE urging them to complete our application. The Manager was also asked to review the contract to determine the warranty start date.

## **Committee Reports**

Recreation Sharon Lapid reports senior aerobics has ended and the group is working on the Fall schedule.

L&R Sharon Lapid reports the Committee has started work on the 2016 budget. They have begun a strategic planning effort to identify savings opportunities in coordinated purchasing with the 10 Associations. This Committee also discussed the MTS bus stop and determined its presence is not an L&R Committee issue. There is potential litigation against the L&R Committee on the MTS bus stop matter and discussion was held during Executive Session. Our Board is to identify a representative from El Encanto to meet with the complaining party.

At this point the Board discussed the fact that we use the same attorney as L&R. If L&R enters into litigation there is a possibility that El Encanto could be party as well. MOTION by Lisa Portnoff, 2<sup>nd</sup> by Don Bushell to have the Manager obtain retainer pricing and setup up a phone interview with the law firm of Epson and Grinnell. VOTE 4-0 in favor, the motion passes.

Landscape No report.

Facilities No report.

Beach Club Sharon Lapid reports they are working on a combined Fashion Show and a City of Coronado 125<sup>th</sup> Birthday celebration for August

Insurance No report.

Enforcement No report.

Community Alliance No report.

## **Unfinished Business**

TV services bulk contract. From the June meeting the Board has agreed to contract with DISH for TV and Internet services. The options for the length of the contract was discussed; MOTION by Lisa Portnoff and 2<sup>nd</sup> by Richard Ramsey to accept the 3 year contract term that includes a maximum of 5% annual increase. VOTE 4-0 in favor, the motion passes.

Allowable remodel work. The Board discussed the allowable unit work and desired to amend the policy of what constituted “wall coverings, painting, and placement and replacement of carpets” as currently stated in our Building rules and regulations. MOTION by Lisa Portnoff, 2<sup>nd</sup> by Richard Ramsey to have our policy be to allow wall coverings, painting, replacement or placement of carpeting, and ADA improvements only during summer months. VOTE 4-0, motion passes.

Hard surface flooring. The Board discussed the effects of so much hard surface flooring replacing carpet during remodels and the increase of noise transfer to surrounding units. The Manager was asked to research the current IIC ratings of the sound absorbing flooring underlayment products currently available.

## **New Business**

Table for our BBQ area. The Board discussed requests from owners for a prep table. The Manager was directed to purchase a counter-height stainless steel table. The Board also would like the spare wooden bench located to the BBQ area. The Board also directed the Manager to install a hook for the BBQ cover to be hung-up on while in use.

Water fee billing based upon unit occupancy was discussed. No action taken.

## **Homeowner Comments**

Tawfik Rizkallah, Unit 1505, asked the Board to ban bike riding in the garages due to safety concerns.

Rocke & Glenda Garcia, Unit 905, wrote the Board to complain about cigar smoking on balconies and to enforce our rules on this matter.

Russ & Mary Johnson, Unit 503, wrote the Board to support the current location of the bus stop.

Dick Warneka, Unit 402, wrote the Board in appreciation of our new BBQ.

Elaine Marcus, Unit 802, wrote the Board in appreciation of the new BBQ and asks that a grill brush and chairs be provided.

The next Board of Directors meeting will be Friday August 21st at 9:30 am in the Manager's office.

There being no further business, the meeting was adjourned at 11:45 am.