

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**March 17, 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 teleconference Lisa Portnoff. Also attending: Alan Aegerter, Manager and four homeowners.

**Minutes of previous meeting:** **MOTION** by Richard Ramsey, 2<sup>nd</sup> by Don Bushell to approve the minutes of the February 20, 2015. **APPROVED** by a 4-0 vote.

**Financial Report:** The January-February 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$3,593 over budget. This is due to some annual expenses paid early in the year and we expect to be at budget by summer. The Reserve Account balance is \$298,931 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 proposed rule change to include unit balconies and sun decks for no smoking has been provided to the owners for over 30 days as required by our governing documents. **MOTION** by Lisa Portnoff, 2<sup>nd</sup> by Don Bushell to adopt the rule change has published. **VOTE** 4-0 in favor, the rule is now in force.

The Manager was asked for future meetings to provide extra copies of the Director's meeting packets to be distributed to homeowners that attend the meeting. The Manager was also asked to provide a site-map of the campus at future meetings.

The Manager reported the building population (units occupied) to be 78 for March.

We experienced a single plumbing problem since February 20<sup>th</sup>; a leaking filtered water faucet supply line. This resulted in minor damage to the unit below. All repairs are to be made by the owner.

Remodels; the following units are completed: 305, 306, 401, 408, 1004, 1403 and 1504. The following are in-process for their remodel work: 109 (1 week remaining), 605 (3 months remaining) and 906 (3 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 and there are performing camera inspection of previously lined drains. The Manager was directed to get all repair work resulting from recent camera inspections completed as soon as possible.

Staff is re-coating the roof (done every 5 years) and is now 90% complete. Staff will then clean and paint the east stairwell.

Staff replaced a section of cracked cast iron roof drain pipe above the Lobby. All repairs to the Lobby ceiling have been made.

The installation of the approved new water booster pump is on hold as we have applied for a SDGE rebate.

The BBQ area decking will be constructed by Vitale Landscape. Samples of pavers will be provided this week.

Vitale is also re-planting the terrace main planter that goes around the building. Samples of succulents are scheduled to be provided this week.

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.

## **Committee Reports**

Recreation Sharon Lapid reports 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. Extra Allied Burton staffing will be at the pools during the April 3-5 weekend. The Family Activities Group is seeking a Chairperson.

L&R Sharon Lapid noted that the L&R Committee meets this Thursday.

Landscape No report.

Facilities Sharon Lapid reported the Health Club is set to open on March 23<sup>rd</sup>.

Beach Club Sharon reported the Club doing well with its expanded scope of events.

Insurance Don Bushell reports this committee will meet later today to discuss and select the workers compensation policy for the April 2015- April 2016 year.

Enforcement No report.

Community Alliance Sharon Lapid reports the Group is planning a Tent City themed celebration for the City of Coronado's 125 year anniversary. It is set to be on the La Perla lawn.

## **Unfinished Business**

None.

## **New Business**

None

## **Homeowner Comments**

Jon Ericson, Unit 306, requested that the bus stop currently on our north side at Avenida de las Arenas be relocated to in front of the Community Center. The Manager was asked to include this issue in our next Newsletter to solicit the general feeling of the owners.

Bob Landegger, Unit 608, requested the Board support the hiring of lifeguards at our pools.

Sunny Landegger, Unit 608, requested the previously authorized repairs to their front door be made as soon as possible. The Board noted that this will be done by March 31<sup>st</sup>.

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

There being no further business, the meeting was adjourned at 10:30 am.