

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
October 14, 2015

The Board of Director's Meeting was called to order at 9:00 am in the Manager's office.

Directors Present: Sharon Lapid, Don Bushell, and Lisa Portnoff (via conference call). Also attending: Alan Aegerter, Manager and one owner.

Minutes of previous meeting: **MOTION** by Lisa Portnoff, 2nd by Don Bushell to approve the minutes of the September 25, 2015. **APPROVED** by a 3-0 vote.

Committee Reports

Enforcement This item taken out of order as owner Alex Fitzpatrick could not stay for the entire meeting. **MOTION** by Don Bushell, 2nd by Sharon Lapid to appoint Alex Fitzpatrick (Unit 1104) as our Enforcement Committee Representative. **APPROVED** by a 3-0 vote

Financial Report: The January-September 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$11,138 negative to budget. For expenses, ADMIN expenses were \$2,452 over budget, BUILDING expenses were \$23,091 over budget, L&R expenses were \$3,653 under budget, PAYROLL expenses were \$3,673 under budget, our RESERVE contribution is at budget and UTILITY expenses were \$2,662 under budget.

At this point Director Richard Ramsey arrives.

2016 DRAFT budget was distributed by the Treasurer Richard Ramsey for consideration but it was not discussed.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 72 for October.

We experienced three plumbing leaks/repairs since our last meeting:

1. A leaking wet bar drain pipe in the 05 stack which was repaired by staff. There was no damage to other units.
2. A washer overflow in the 02 stack, but there was someone there and no water damage occurred. The washer was repaired.
3. A corroded 07 guest bath sink drain was discovered during a remodel and replaced by staff. There was no damage to other units.

Remodels; the following units are completed: 403

The following units are in progress: 507 (4 month), 707 (4 months), 902 (4 months), 1004 (1 month), 1101 (3 months) and 1407 (1 month).

The following are on the wait list: 1503 (1 month) and 1609 (2 weeks).

The installation of the approved new water booster pump is on hold as we have applied for a SDGE rebate. SDGE has completed their review of our application and forwarded it on to the CA Public utilities Commission for the required 14 day review.

Hallway warranty work will begin soon to replace cracked tile.

The NuFlow drain pipe epoxy lining project continues as they have begun the laundry stacks. This phase will continue through February of 2016. The remaining schedule is:

Oct. 12 – 23	07 stack
Oct. 26 – Nov. 6	08 stack
Nov. 9 – 20	05 stack
Nov. 23-27	no work
Nov. 30 – Dec. 11	06 stack
Dec. 14 – 18	cleaning, repairs, inspections
Dec. 21 – Jan 3	no work
Jan. 4 – 15	09 stack
Jan. 18 – 29	03 stack

Upcoming projects:

5-year fire sprinkler inspection of each unit and all common areas is complete. We are waiting for the final report from the vendor.

The cleaning of the laundry vents is postponed until the fire sprinkler work is identified and scheduled.

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 on Friday evening December 18th with the Association providing beverages. .

Committee Reports

Recreation No report.

L&R Sharon Lapid reports the Settlement Agreement regarding the MTS issue (the buses on our private property) is still in negotiations.

Landscape No report.

Facilities No report.

Beach Club No report.

Insurance Don Bushell reported that the Committee met this week to discuss the employee medical policy options. The resulting policy for 2016 will have an increase of between 1.4 and 2.3%. This policy will begin on January 1, 2016.

Community Alliance No report.

Unfinished Business

TV services bulk-programming: Lisa Portnoff and the Manager has received and reviewed the initial contract from DISH. They noted to DISH that we require additional clarification on 3 specific items. We are waiting for a revised contract.

Unit remodel rules review. The Manager provided “Proposed Rule Language” for the changes agreed upon at last month’s Board meeting. Other items of the current rules were discussed, but no decisions were made. Once all desired changes are identified, the Manager will finalize a “Proposed Rule Change” document for the required 30-day owner review.

New Business

There was no new business.

Homeowner Comments

There were no homeowner communications.

The next Board of Directors meeting, our Annual Meeting, will be Saturday November 14th at 10:00 am in the Roeder Pavilion.

There being no further business, the meeting was adjourned at 10:05 am.