

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
September 25, 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, Lisa Portnoff and Ryan Tseng.
Also attending: Alan Aegerter, Manager.

Minutes of previous meeting: MOTION by Lisa Portnoff, 2nd by Richard Ramsey to approve the minutes of the August 21, 2015. APPROVED by a 5-0 vote.

Financial Report: The January-August 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$8,743 negative to budget. For expenses, ADMIN expenses were \$2,078 over budget, BUILDING expenses were \$15,313 over budget, L&R expenses were \$4,380 under budget, PAYROLL expenses were \$2,673 under budget, our RESERVE contribution is at budget and UTILITY expenses were \$4,134 under budget.

Our Reserve Fund remains as scheduled with \$335,691 currently in this fund with expected expenses of \$168,350 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 80 for September.

We experienced one plumbing leak since our last meeting:

1. a leaking toilet wax ring that caused minor damage to the unit below.

Remodels; the following units are in progress: 403 (2 weeks), 507 (4 month) and 707 (4 months). The following will start in October: 902 (4 months), 1004 (1 month) and 1101 (3 months). The following are on the wait list: 1407 (1 month), 1503 (1 month) and 1609 (2 weeks). The Manager reported that no new sound suppression products, used beneath new tile installation, have higher ratings than our current rules require.

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 drain pipes not yet lined are for the wet bars (in 8 of the 9 stacks). The Manager was asked to survey the owners to see how many wet bars still exist and how many of those are being used. This will help us determine whether to invest in epoxy lining them.

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. The Manager reported the warranty on the new pump is for three years from the date on manufacturer (estimate to expire Aug. of 2017). The Board instructed the Manager to write a letter to our pump supplier stating our displeasure with their refusal to have the effective start date of the warranty be the date of installation.

Upcoming projects include:

Laundry vents (building) cleaning in October

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 a Settlement Agreement regarding the MTS issue (the buses on our private property) has been proposed. MOTION by Sharon Lapid to support the proposed Agreement, 2nd by Don Bushell. Approved by a 5-0 vote.

Landscape No report.

Facilities No report.

Beach Club Don Bushell reports the Beach Club management needs to be reorganized and that sub-contracting to a professional hospitality company is being considered. This may include food service.

Insurance Don Bushell reported that the Committee will meet in October to discuss employee health benefits.

Enforcement No report.

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.

Unit remodel rules review. In July President Sharon Lapid created a rule-review Advisory Group consisting of Directors Don Bushell and Lisa Portnoff. They discussed proposed changes to our current rules and regulations for unit modifications. MOTION by Ryan Tseng and 2nd by Richard Ramsey to have the refundable deposit be \$250 (from \$500) and another \$250 fee be nonrefundable for increase cleaning of the common areas during construction periods. This is to be effective September 2016. PASSED 5-0. MOTION by Don Bushell, 2nd by Sharon Lapid to increase the elevator use fee from \$500 to \$750. VOTE 2 in favor (Don Bushell and Sharon Lapid), to 3 against (Richard Ramsey, Ryan Tseng, Lisa Portnoff), motion fails.

New Business

Legal representation for El Encanto. The Board reviewed our options regarding legal representation. We are currently under a retainer contract with the firm Peters & Freedman. The Board reviewed retainer fees and inclusion along with normal billing rates of three law firms in the area. MOTION by Don Bushell, 2nd by Ryan Tseng to use Epstein Grinnell & Howell as the Association Attorney when our contract with Peters and Freedman expires. VOTE 5-0 in favor.

Homeowner Comments

There were no homeowner communications.

The next Board of Directors meeting will be Wednesday October 14th at 9:00 am in the Manager's office.

There being no further business, the meeting was adjourned at 10:45 am.

**Coronado Shores Condominium Association #8 – El Encanto
Executive Session of the Board of Directors
DRAFT MINUTES
September 25, 2015**

The Board of Director's Executive Session was called to order at 10:50 am in the Manager's office.

Directors Present: Sharon Lapid, Richard Ramsey, Don Bushell and Lisa Portnoff.

Building staff issues were discussed, there was no Board action taken.

The Board reviewed a citation issued to a building resident by L&R. The Manager, upon notification of the violation, sent all parties a written notice from the Association noting the violation and possible disciplinary actions the Board may elect to take. There was no additional Board action taken.

There being no further business, the meeting was adjourned at 11:30 am.