

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
May 22, 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 and Ryan Tseng. Also attending: Alan Aegerter, Manager and four homeowners.

Minutes of previous meeting: MOTION by Richard Ramsey, 2nd by Don Bushell to approve the minutes of the April 17, 2015. APPROVED by a 5-0 vote.

Financial Report: The January-April 2015 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$17,885 negative to budget. This is due to the \$17,000 cost to re-landscape the main terrace planter and create a BBQ area on the east side of the building. The \$17,000 was excess monies (as compared to budget) from remodel fees in 2014 and carried over to this year.

The Manager presented the water shortage plan as proposed by our water district California America. While the Governor of California called for a 25% reduction in water use in the State earlier this month, San Diego County proposed target is only 8% reduction from 2013 usage. This is due to this area's aggressive water conservation efforts to date. The results of Cal-Am's proposed plan are limits on outdoor watering and no washing of hard surfaces outdoors (our terrace deck) as a Stage 1 alert is announced. As Stages 2-5 are announced, further restrictions, increased water use fees and mandatory rationing would be in effect.

The Coronado 4th of July Committee is soliciting funds for the annual parade. The Board felt it should not make contributions on behalf of the members as it is not an operational expense. It is best to notify the residents and let them decide whether or not to contribute. The Manager will post the notice.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 62 for May.

We experienced a 01 stack laundry supply line leak in Unit 1101 and staff has made the repairs. There was no damage to other Units. We also had a cracked roof drain pipe that leaked into the upper level garage. Repairs are scheduled and no Unit damage was reported.

Remodels; the following units are completed: 306, 401, 408, 1004, 1403 and 1504. The following are in-process for their remodel work: 109 (1 week remaining), 305 windows (1 week remaining), 605 (1 week remaining) and 906 (1 week remaining). 707, 902 and 1603 are on the remodel list for a September start. The Board was assured by the Manager that any remodels that extend beyond May 29th will be fined \$500 per day until all construction work is completed as our rules stipulate.

NuFlow has conducted camera inspection of previously epoxy-lined drain pipes and made two repairs to the lining. The Manager was directed to ask the NuFlow Management to attend our next meeting to discuss the repairs.

Staff is installing a new circulation motor for the cooling tower/unit heat pump system. Expect to complete by May 22nd.

Staff completed the spall repair on the entry canopy.

The installation of the approved new water booster pump is on hold as we have applied for a SDGE rebate. Energy consumption tests have been done on the current pumps and the data turned over to SDGE. We are still waiting to hear back from SDGE.

The BBQ area decking has been installed by Vitale Landscape and exterior lighting and a security camera installed by Staff. The grill has been placed and it is ready for use. Residents with a valid Photo ID Card can sign-out the key from the Front Desk on a first come, first serve basis.

Vitale Landscaping has completed the planting of succulents on the terrace main planter that goes around the building.

Neal Electric has replaced our emergency generator on the roof on May 20th.

Our No.1 elevator car was evaluated by OTIS Elevator Company after reports of faulty operation. OTIS has recommended additional tests before we add weight to the cars counterweight. We are waiting for a schedule from them now.

Committee Reports

Recreation Sharon Lapid reports the tennis pros will have clinics and coordinate round-robins starting in June.

L&R Sharon Lapid reports the MTS 904 bus stop was discussed. The issues are traffic safety, noise, dust and exhaust so close to our building. In 2011, prior to asking MTS to come on campus, there was no formal study or Committee vote. Thursday the Committee, after hearing resident speakers and Sharon Lapid, decided that each L&R representative should present the issue to their Boards along with the information provided by those in favor of moving or leaving the bus on Avenida de las Arenas. The issue will be voted on by each building's Board of Directors. The Committee decided to have the L&R Office open Saturdays and Sundays from 9 am to 1 pm during the summer months. Lastly the L&R employees will go to a "take or pay" policy for their vacation time in 2016. This is to avoid the liability of large amounts of leave carried over on the books that would be unbudgeted if the employees decided to take their vacations days all in one year. L&R's current General Manager, Glenn Welsh, is retiring. The L&R Search Committee made their recommendation for his replacement during Executive Session. The Committee agreed and voted to allow the Search Committee to make the proposed candidate an offer.

Landscape Brent Yoder provided a written report noting the sub-committee purchased 100 bougainvillea plants to be used in the La Perla island and at the east bridge lagoon area. This group also discussed the CAL-Am proposed water conservation plan. The committee feels there is a need to increase our landscape budget for future years as plants are aging out and there is a need to change to a more water efficient system. They passed a proposal to increase the current budget of \$20,000 (\$15 per unit) to \$40,000 in 2016.

Facilities Sharon Lapid reports the Health Club spa repairs are complete. Work has begun on the Roeder pool bathroom and the Beach Club pool heater has been replaced.

Beach Club Sharon reported the Club doing well with sales ahead of last year.

Insurance No report.

Enforcement No report.

Community Alliance No report.

Safety Advisory Group Sharon Lapid reports the Manager of the Campus Traffic Control Officers will work on reducing parking violations by 20% and will provide monthly reports to the Building Managers. These reports will be updated to note who made the violations (owner, guest, tenant or contractor).

Unfinished Business

TV services bulk contract. Proposals from AT&T and Time Warner Cable were reviewed. The Board discussed the proposals and felt our best value and least intrusive (from new installation) option would be to continue with DISH. MOTION by Sharon Lapid, 2nd by Richard Ramsey to authorize the TV Sub-Committee (Don Bushell and Ryan Tseng) to negotiate the best value agreement with DISH. Vote 5-0 in favor, motion passes.

New Business

None.

Homeowner Comments

Jon Ericson, Unit 306, thanked the Board for its support to re-locate the bus stop currently on our north side at Avenida de las Arenas.

The next Board of Directors meeting will be Friday June 19th at 9:30 am in the Manager's office.

There being no further business, the meeting was adjourned at 10:40 am.