

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
April 22, 2016

The Meeting of the Board was called to order at 9:30 am in the Manager's office.

Directors Present: Sharon Lapid, Richard Ramsey and Brent Yoder. Lisa Portnoff attended via teleconference. Also attending: Alan Aegerter, Manager and 5 owners (Unit 1001 Lew & Trudy Wells, Unit 305 Elvira Jasqui, Unit 1609 Kathy Solovay and Unit 306 Mary Ericson).

Minutes of previous meeting: **MOTION** by Richard Ramsey, 2nd by Brent Yoder to approve the minutes of the March 18, 2016 Board of Director's meeting. **APPROVED** by a 4-0 vote.

Financial Report: The March 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 15,339 positive to budget. For expense categories, ADMIN expenses were \$550 over budget, BUILDING expenses were \$3,771 over budget, COMPLEX (L&R) expenses were \$9,716 under budget, PAYROLL expenses were \$3,698 over budget, our RESERVE contribution was at budget and UTILITY expenses were \$8,774 under budget. The Manager provided cost estimates of over \$130,000 to install water meters in each unit. The goal would be to have each unit pay for the water they use vs. equally diving the bills amongst all owners. It was determined at this time the investment would outweigh any potential benefit.

The Reserve Fund report for March 2016 shows a balance of \$292,692. 2016 expenditures to date include NuFlow \$37,850, Sprinkler system pump \$1,443, and domestic water pump \$5,615. Anticipated expenditures include terrace deck re-coating \$15,000, building spall repairs \$40,000, 4 new access control locks \$10,000 and misc. pumps and motors \$8,000.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 79 for April.

We experienced no plumbing leaks since our last meeting:

Remodels; the following units are completed: 403, 1004, 507, 309, 1101, 1407, 609, 707, 607, 402 and 302.

The following units are in progress: 109 (1 week), 902 (1 week).

The following are on the wait list: none

Our new water booster pump was installed January 12th and follow-up optimization work performed. The post-install SDGE audit (verifying the actual energy used by the new pump) has been performed and SDGE is now reviewing all the collected data as part of the cash rebate program.

Hallway warranty work to replace cracked tile is 50% complete. Miscellaneous elevator surrounds and wallpaper repairs are also being performed.

The survey to see who is using their wet bars is done. 5 units are utilizing their wet bar or wet bar drains. The Board discussed the need to epoxy line these drain. They also discussed the wet bar drain being used for a washing machine after a recent remodel. MOTION by Richard Ramsey, 2nd by Lisa Portnoff to modify our Unit Modification rules to prevent the use of the wet bar drain for any other purpose than the wet bar. Vote 4-0 in favor, the motion passed. The Manager was asked to investigate the unit that is using the wet bar drain by a washing machine.

The Manager was asked to have NuFlow camera the 03 kitchen stack drains at last Month's Board meeting and this work was done. The result is some buildup of sludge from normal kitchen use. While the epoxy lining makes it slower for the build-up to occur, it still is going to happen. The Manager is having all the kitchen sink drains cleaned out and will maintain a schedule of every 2-3 years (vs. the annual schedule we had before the epoxy lining). This jet-cleaning is set to be completed by May 10th.

Upcoming projects:

5-year fire sprinkler inspection of each unit and all common areas is complete. Our vendor, Red Hawk Fire & Security, has started the replacement of defective sprinklers in the units. We expect to be done by May 19th.

The cleaning of the laundry vents will be scheduled once the sprinkler project is done. This project will have our main laundry vents cleaned along with an opportunity to have unit vents cleaned at a discounted rate for those who wish to have this work performed.

Elevator repair to the counterweight. We need to retrofit the counterweights to make them heavier and have one bid of \$65,600 from OTIS Elevator. To obtain another competitive bid Thyssen Krupp has conducted their own test. We are waiting for their recommendations and costs.

We have applied to SDGE for an Energy Audit to review other savings opportunities. Two of SDGE's recommended lighting partners have performed on-site inspection. We are waiting for their reports.

Also scheduled for this year is the re-sealing of the terrace deck and entry canopy top, cleaning and re-surfacing of portions of our garages, and the cleaning and painting of our stairwells.

Committee Reports

Recreation Sharon Lapid reported the Committee is getting a "top" that can be placed on the Beach Club pool table to allow for ping-pong. L&R voted 10-0 to allow a 3 month trial period. The Committee is looking to establish a new hardcore fitness class be held at the Roeder which would be considerably more strenuous than the current Senor Aerobics class and would appeal to a different part of our community.

L&R Sharon Lapid reports that Bill Leonard is the new L&R Committee Chair. The MTS issue appears to be resolved as MTS has agreed to seek permission from Caltrans and the City of Coronado to re-locate the current Avenida de las Arenas bus stop to State Highway 75. The L&R attorney will monitor. This Committee is reviewing Beach Club operations as the Club is losing money and only 12 of the available 70 hours per week they are open have any community activities. L&R unanimously approved the use of a ping pong table top at the Beach Club (the Recreation Committee supported it and the Beach Club Committee opposed it) for a 3-month trial period. The Committee approved the summer pool monitor and parking guard schedules. They also will have the L&R Office open during the busiest weeks of the summer.

Landscape Brent Yoder reported the Committee continues to focus on small projects and on water conservation efforts. The north entrance area has been upgraded and they are now focusing on beautifying the Shores front entrance. The group has looked at our front and side plantings and have some recommendations. There will be a walk-around after the Board meeting this morning by the Directors.

Facilities Sharon Lapid reports this committee has recommended replacing the air handler/ AC unit at the Beach Club. The Beach Club and pool area are being fumigated next week and will be closed April 25-27.

Beach Club Sharon Lapid reported there was objection to the recent request to place a ping pong table in the Club.

Insurance No report.

Enforcement No report.

Community Alliance Mary Ericson reported this group will organize a Coronado candidate's forum in October. The City is re-locating sand from in front of the Hotel Del to our beaches in response to the latest storms. The group was made aware that La Sierra may take legal action to prevent the construction of bathrooms at the end of Avenida del Sol.

Unfinished Business

New TV and Internet Contract with DISH. The proposed new contract with DISH will provide a bundled TV and internet package to our residents. DISH has been delayed in getting us the revised contract. The Manager was asked to get this resolved ASAP.

New Business

Meeting of the 10 building Association Board Presidents. Sharon Lapid reported while not a formally created committee, the 10 building Presidents met to discuss issues that are common to all buildings. This is primarily operations, maintenance and cleaning concerns (methodology, vendors and supplies).

Short term rentals. The Board discussed the problem of owners renting their units for less than 28 days and the sharing of units by multiple families. Both are detrimental to our building. The Manager was asked to begin regular monitoring of popular rental websites to check if our owners are advertising for short term rentals.

Homeowner Comments:

Unit 1001 noted the elevators are much cleaner now.

The next Board of Directors meeting will be Friday May 20th at 9:30 am.

There being no further business, the meeting was adjourned at 10:50 AM.