

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

The Meeting of the Board was called to order at 10:30 am in the Manager's office.

Directors Present: Sharon Lapid, Brent Yoder, Ryan Tseng and Richard Ramsey. Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and 4 owners (Unit 501 Don & Maribah Bushell, Unit 802 Elaine Marcus, and Unit 1505 Tawfik Rizkallah).

Minutes of previous meeting: **MOTION** by Lisa Portnoff, 2nd by Brent Yoder to approve the minutes of the June 17, 2016 Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The June 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 42,229 positive to budget. For expense categories, ADMIN expenses were \$761 over budget, BUILDING expenses were \$16,438 over budget, COMPLEX (L&R) expenses were \$21,384 under budget, PAYROLL expenses were \$9,916 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$24,236 under budget. It was noted that since the DISH contract, and hence the installation of the new TV receivers, had been delayed the billing of the new rate has yet to start. That resulted in the "Utilities" expenses category to be significantly under budget.

The Reserve Fund report for May 2016 shows a balance of \$299,034. 2016 expenditures to date include NuFlow \$38,850, Sprinkler system pump \$1,443, domestic water pump \$5,615, 4 new access control locks \$10,780 and \$22,120 for the terrace deck and canopy re-coating. Anticipated expenditures for the remainder of the year include the elevator counterweight repair of \$35,000, building spall repairs \$30,000, and misc. pumps and motors \$8,000.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 117 for July.

We experienced three plumbing leaks since our last meeting: two toilet wax ring leaks (Units 1407 and Unit 309) and a leaking bathroom sink water supply line in Unit 602. There was minor damage to the units below that was repaired by the owners.

Hallway warranty work to replace cracked tile had the replacement tiles not match well on the 10th and 15th floors. Have yet to receive matching new tiles; the result is the replacement will take place after the summer crowds leave.

We have experienced two false fire alarms as someone has pulled the 3rd floor fire alarm on July 5th and July 16th. The Manager was instructed to post a notice in the elevator and bulletin board asking for information. Additionally if this happens again, the Manager will install a security camera in the hallway.

After the access control locks were installed at the elevators and the call buttons removed, the Manager kept a log of who asks the Door Person to call the elevator for them as they did not have their Photo ID cards with them. While there is no rule that a resident must use their ID card to call the elevator, the Board desired its use to strengthen our security. The results of reviewing the logs was a small number (about 15 of the 70-75 occupied units) of residents constantly ask the Doorperson to call the elevator for them. Their feeling is that this is a service the Doorperson should provide. The Manager asks to discontinue keeping the log. The Board approved this administrative request.

As part of the new contract, DISH technicians are installing the new TV receivers now. The internet portion will be done after summer as we are waiting on new equipment. The Board is upset at the length of time it has taken to get the new system installed, the current slow internet speeds and the inability to add premium channels at the advertised rate. If one requests a premium channel, the receivers the Association pays for must be replaced with new receivers the owner must pay for plus the NVP fee and a DVR fee. A \$20 HBO upgrade for example results in a \$47 monthly cost. MOTION by Sharon Lapid, 2nd by Ryan Tseng to file a formal complaint as allowed under our current contract. VOTE 5-0 in favor, the motion passes.

The 5-year fire sprinkler inspection of each unit and all common areas and the replacement of defective sprinklers are complete. The Manager is now sending invoices to owners who had any of their sprinklers replaced.

Staff has responded to resident work order requests and installed a dozen more hanging brackets in parking spaces.

Upcoming projects:

Staff will paint hallway electric room doors, elevator surrounds and trash room doors over the summer.

Staff will clean and paint our east stairwell during the summer and fall.

The cleaning of the laundry vents will be scheduled in the Fall. 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.

Committee Reports

L&R Sharon Lapid reports the Committee is working on their budget for 2017. A couple of requests for funds have been rejected: \$7200 for tennis pro for activity consultation and a request for a bathroom to be built on/near courts 1-6. The Committee will investigate the City's policy on adding as additional structure on the campus before they explore costs of such an addition. It has been suggested that the Committee look into the use of one of the tennis courts for multi-sport use.

Landscape Brent Yoder reported the committee has \$10,000 remaining for landscape improvements this year. Campus wide water usage has continued to increase and L&R has not found out why. Brent informed us that he is waiting for a quote for the design and installation of new plantings for our front island. The campus bogenvilias are being eaten by caterpillars, the landscape crews are working on a solution.

Facilities Sharon Lapid reports the Health Club got 800 more people-visits in July than in June. Also the Health Club is requesting new equipment that will be considered at a future meeting. The current tennis court repairs are scheduled for completion mid-August and the El Camino pool re-surfacing will be done later in this year. The blue building signs maintenance is the responsibility of each building.

Beach Club Sharon Lapid (for Elaine Marcus) reported this committee will continue with the Taco Bar on Saturdays through July, Now that there are more minors using the ping-pong tables or playing pool in the Beach Club there is more discussion of finding time at the Roeder for these activities. The Beach Club is considering raising the price of Bingo Cards to \$4 per card (up from \$3). The annual Fashion Show will be August 11th this year. Mat, the Club's bartender, is resigning effective August 11th.

Recreation Sharon Lapid reported they request that the El Camino pool keep 2 lap lanes available during the remaining summer months.

Insurance No report.

Enforcement No report.

Community Alliance No report.

Unfinished Business

Review of the Electric Vehicle Charging Policy. The Board discussed the current policy that places the burden of paying for the installation of adequate electric infrastructure (a sub panel that will allow up to 4-5 owners to access electricity for a charger in their parking space) on the initial requesting owner. This initial electric infrastructure can support up to 4-5 requesting parking spaces. The current policy requires each requesting owner pay for the conduit and wiring to take the electricity from this sub-panel to their parking space. There have been no installations to date, mostly due to the high cost of installation by the initial requestor.

MOTION by Richard Ramsey to amend our current policy to read:

- 1) Have the Association pay no more than \$3,500 to install a sub-panel in the upper east section of the garage. Any expenses above \$ 3,500 are to be paid by the initial requestor.
- 2) Have each requesting owner pay a \$1,000 tie-in fee
- 3) Charge a monthly electric consumption fee based upon the highest tier that the Association is billed for electric usage.
- 4) Maintain all other language in the current policy.

Vote 4-0 in favor (Ryan Tseng abstaining), the motion passes.

Proposed changes to our Rules and Regulations for Homeowner Unit Modification, Alterations and Repairs. The proposed changes were published and distributed to the members on May 20, 2016 for their 30 day review period. Only 4 members communicated to the Manager; 2 supporting the changes and 2 that felt the \$250 elevator use fee increase was too much. MOTION by Sharon Lapid, 2nd by Richard Ramsey to adopt the proposed changes as submitted. Vote 5-0 in favor, the motion passes.

New Business

Review of our Building Rules and Regulations. Sharon Lapid reported more residents are taking up beach gear to their units. The result is more sand and water in our elevators. MOTION by Richard Ramsey, 2nd by Sharon Lapid to review the current rules and provide possible updates at our next Board meeting. Passed 5-0.

Homeowner Comments:

Unit 1505 requests we eliminate the 3rd shift Door person position to realize a \$53,260 annual savings. The Board asked the Manager to review the logs for the past 2 years to document specific events and activities performed by 3rd shift personnel.

The next Board of Directors meeting will be Friday August 19th at 9:30 am.

There being no further business, the meeting was adjourned at 12:25 PM.