

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**June 17, 2016**

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

Directors Present: Sharon Lapid, Brent Yoder and Richard Ramsey. Lisa Portnoff and Ryan Tseng attended via teleconference. Also attending: Manager Alan Aegerter and 3 owners (Unit 501 Don Bushell, Unit 802 Elaine Marcus, and Unit 1609 Kathy Solovay).

**Minutes of previous meeting:** **MOTION** by Lisa Portnoff, 2<sup>nd</sup> by Richard Ramsey to approve the minutes of the May 20, 2016 Board of Director's meeting. **APPROVED** by a 5-0 vote.

**Financial Report:** The May 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 31,558 positive to budget. For expense categories, ADMIN expenses were \$707 under budget, BUILDING expenses were \$10,195 over budget, COMPLEX (L&R) expenses were \$16,304 under budget, PAYROLL expenses were \$6,922 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$13,391 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 \$276,892. 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 85 for June.

We experienced one plumbing leak since our last meeting: a leaking 07 stack wet bar drain pipe at the terrace level. There was no unit water damage.

Hallway warranty work to replace cracked tile had the replacement tiles not match well on the 10<sup>th</sup> and 15<sup>th</sup> floors. After discussion the Board agreed to allow replacement as soon as the new tiles get in.

Our new water booster pump was installed January 12<sup>th</sup> and follow-up optimization work performed. SDGE has sent us our rebate of \$5,746.

The new contract with DISH that will provide a bundled TV and internet package to our residents has been signed. DISH technicians are installing the new TV receivers now and should be completed by June 24th. The internet portion will be done after summer as we are waiting on new equipment.

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

Applied Restoration Inc. (ARI) has applied a clear-coat on our terrace deck and re-surfaced the entry canopy top.

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. A review with SDGE resulted in us needing to hold off as there is a 3 year period needed between lighting upgrades.

Staff completed the application of epoxy coating at the lower level doors leading into the building from the garage. They have started the patch and painting of the drive ramps into our garages. The Manager was asked to provide options for a more permanent and attractive surface for these ramps at a future meeting.

Upcoming projects:

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

Staff will clean and paint of 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 voted to approve \$5,000 for new plantings at the main Shores entrance and for La Sierra to fund the landscape changes to their front island. The Committee determined the new Taco Bar at the Beach club need a sign-up sheet as there is a 50 person minimum for their service. Sharon reported that 25 residents from Las Flores attended the meeting to protest the new bus stop location at Highway 75 near their building.

Landscape Brent Yoder reported that campus water usage has now increased and they are looking into the cause. There are new plantings at the main entrance south side and now the Committee work on the north side of Avenida de las Arenas. The campus tree trimming is complete, but the vendor has been called back as some of the trees were not trimmed enough. The Committee is continuing to create a list of acceptable plants, with more color, that will do well in our micro climates. Brent informed us that we can pay for the design and installation of new plantings for our front island if we wish as there are no L&R funds available this year for this purpose.

Facilities Sharon Lapid reports the Beach Club needs repairs. The main lagoon water pump motors needs to be replaced. Gas usage has increased and they are looking into its cause. They are expecting water rates increases of up to 17% next year.

Beach Club Elaine Marcus reported this committee is planning more events and that these events will cost a bit more to reflect upgraded food and beverage options. The Happy Hour has been extended to Monday-Thursday noon to 9PM. The new Taco Bar planned for Saturdays requires a 50 person minimum so a sign-up sheet will be needed. They will start a Sports Sunday lineup in the Fall. L&R members Robert Clinton and Sharon Lapid are assisting Beach Club Management as they transition through these changes.

Recreation Sharon Lapid reported the Beach Club now has a schedule and sign-up sheets for the ping-pong and pool table use. The work on tennis courts 1-6 is set to be done by July 4<sup>th</sup>. The Tennis Group has asked for a bathroom to be installed near the courts and budget for a Tennis Pro that can assist them in group activities. Two new exercise classes are under way: Insanity and Weights & Bands. Flyers will be out soon. The Family Activities Group has planned July give-ways and working on a July Water Park trip.

Insurance No report.

Enforcement No report.

Community Alliance Sharon Lapid reports La Sierra has contacted an attorney and expert witness to help sway the City from constructing a bathroom at the end of Avenida del Sol. The group is getting cost information to beatify the median on Highway 75 in front of the Shores. A City Candidates night is planned for October 8<sup>th</sup>. Improved signage is needed to increase they safety of pedestrians crossing Highway 75 at Avenida de las Arenas.

### **Unfinished Business**

There was no unfinished business.

### **New Business**

Review of our Electric Vehicle Chargers Policy Statement of September 15, 2014. This policy was discussed. Ryan Tseng will create a document to address potential changes to the section regarding who pays for the infrastructure, cost updates for this work and potential for how many charging devices can be supported.

### **Homeowner Comments:**

Unit 1609 noted La Playa has changed their garage lighting; they now have sensors that turn off the lights as soon as no motion is detected. The savings are significant and she felt very safe walking through the garage as lights came on in front of her and went off behind her.

The next Board of Directors meeting will be Friday July 22nd at 10:30 am.

There being no further business, the meeting was adjourned at 11:03 AM.