

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
November 18, 2016

The Meeting of the Board was called to order at 10:00 am in the Manager's office.

Directors Present: Sharon Lapid, Brent Yoder and Richard Ramsey. Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and 4 owners (Unit 501 Don Bushell, Unit 1001 Lew and Trudy Wells, and Unit 1401 Jeanne Angel).

Minutes of previous meeting: **MOTION** by Brent Yoder, 2nd by Richard Ramsey to approve the minutes of the October 23, 2016 Board of Director's meeting. **APPROVED** by a 4-0 vote.

Financial Report: The October 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 22,547 positive to budget. For expense categories, ADMIN expenses were \$552 under budget, BUILDING expenses were \$16,695 over budget, COMPLEX (L&R) expenses were \$22,106 under budget, PAYROLL expenses were \$5,543 over budget, our RESERVE contribution was at budget and UTILITY expenses were \$17,230 under budget. The Manager was asked to research approximate costs for individual unit water meters and to provide a report showing annual water consumption.

The Reserve Fund report for October 2016 shows a balance of \$399,163. 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, \$22,120 for the terrace deck and canopy re-coating, common area fire sprinkler repairs \$ 14,217 and our domestic water boiler re-build \$ 7,563. Anticipated expenditures for the remainder of the year include the elevator counterweight repair of \$35,000, building spall repairs \$20,000, and misc. pumps and motors \$2,000.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 70 for November.

The Enforcement Committee had the roadways re-surfaced November 1-4. El Mirador will proceed with their project to replace all their cast iron drain pipes once City permits are obtained. They will be using five of the south side parking spaces in our common cul-d-sac now through May in support of their project. L&R will re-address the parking situation then.

We experienced two minor plumbing leaks since our last meeting: a master bath shower drain pipe and a small supply line to our sprinkler system in the pump room. Both were repaired with minor damage to one unit's bathroom ceiling.

Hallway warranty work: our contractor Donate Construction came to speak with the Board concerning obtaining matching natural stone. He will go to the Los Angeles market soon as the sources here in San Diego do not have a matching pattern for the replacement tile we need in our hallway.

We will have our elevator counter-weights retrofitted to add weight this Fall. We received an updated proposal that needs to be reviewed by our attorneys before we can proceed. We will schedule as soon as possible once reviewed and signed.

The Board discussed our front roadway island. The grassy plants and old boxwoods were removed a few months back. The Board felt we can add ground cover for now by working with the L&R Landscape company at no cost to us until a replacement design is agreed upon. The Landscape Committee will replace our irrigation system in the island with drip in January and then add mulch.

Staff has responded to resident work order requests, completed unit spall repairs, replaced a small water pump that supports the fire sprinkler system and supported the 4 unit remodels.

Our Unit remodel season is underway. We currently have four units being remodeled: 1606, 1604, 1105 and 309.

Committee Reports

L&R Sharon Lapid reports the Committee held an executive session to discuss the replacement for the L&R General Manager. They have hired a recruiter that has identified candidates for the L&R Search Committee to interview in early December.

Landscape Brent Yoder reported they will re-plant the main entrance with white geraniums and plan to update the plants every few months as the seasons change.

Facilities Sharon Lapid reports they have purchased a new pool gate at the El Camino pool. It has a new design and if comments are positive will consider for all campus pools. Several committee members are concerned about the material chosen for the gate.

Beach Club Sharon Lapid reported they will be serving food for the Monday Night Football games and have planned a big New Year's Eve party (\$125 per person). The Club is also looking at purchasing a new point-of-sale system.

Recreation Sharon Lapid reported they are reviewing the rules concerning Pro's usage of the courts as the rules are currently not consistent for all courts. The south tennis courts will be re-surfaced in January and an awning shade will be installed at the north tennis courts during the same time period.

Insurance There was no report.

Enforcement There was no report.

Community Alliance There was no report.

Unfinished Business

Building Rules and Regulations review. The Directors updated the policy for the Manager regarding violations: The Manager will give 1 verbal warning before a written notice is sent. All warnings and notices will be reported to the Board on a weekly basis or sooner depending on the

severity of the violation. The Manager was asked to place a reminder in our Newsletters that surfboards can be stored in our bike rooms and that beach chairs and surfboards are to be stored in the garages.

New Business

Unit 202 requested reimbursement for plumbing repairs. A recent plumbing repair was made to allow their washing machine to drain properly. Some of the slowness was a result of the buildings main drain. The Board decided to split the cost with the owner.

Homeowner Comments:

Unit 102 complained about modifications to the glass wind break installed at Unit 108. Recent modifications to make the wind-screen more secure include a top metal support that matches the metal on our window railings. The Board will review the original approval and view the current design before making any decision.

Unit 608 is requesting the laminate surrounding their front door be replaced as they feel it is defective. The Board will inspect their unit door area before making a decision.

Unit 1001 complained that the evening and weekend Front Desk staff is not opening doors for residents.

The next Board of Directors meeting will be Friday, December 16, 2016 at 10:00 am.

There being no further business, the meeting was adjourned at 11:10 AM.

**Meeting of the Board of Directors
EXECUTIVE SESSION
DRAFT MINUTES
November 18, 2016**

The Executive Meeting of the Board was called to order at 11:10 am in the Manager's office.

Directors Present: Sharon Lapid, Brent Yoder and Richard Ramsey. Lisa Portnoff attended via teleconference.

The Board discussed employee salaries for 2017. There will be no change from the amounts noted on the approved 2017 budget.

There being no further business, the meeting was adjourned at 11:20 AM.