

**Coronado Shores Condominium Association #8 – El Encanto  
Meeting of the Board of Directors  
January 19, 2012**

The Regular Meeting of the Board was called to order at 4:30 p.m. in the Underground

Directors Present: Sharon Lapid, Don Bushell, David Lynch, Bruce Mackie and Richard Ramsey. Also Attending: Alan Aegerter, Manager and 2 owners.

**Minutes of previous meeting:** The minutes of the November 12, 2011 were approved with a 5-0 vote.

**Financial Report:** The 2011 financial summary was provided by our Manager. El Encanto finished 2011 positive to budget by \$ 31,507 due to being below budget on complex, payroll and utility expenses. Alan also reported that upcoming large project expenses for 2012 are anticipated to be funded from our Reserve Account:

Kitchen Pipe lining project (NuFlow)	\$ 213,100
Building Spall Repair (Hamilton Pacific)	\$ 56,640
Building Painting (Hamilton Pacific)	\$ 116,000
Terrace Re-Surfacing (Applied Restoration)	\$ 165,000

**Building Maintenance and Repair Report**

The Manager reported the recent building population (units occupied) to be 72 for October, 66 for November and 67 for December. We experienced two leaks since October 19<sup>th</sup>: a heat pump boiler tube leak on the roof and a drain pipe over the mail room. We currently have remodels going on in units 1506, 1409 and 506. Staff completed the re-organization of both bike rooms and they are ready for the winning units to move their bikes in. Lastly we have postponed our normal window washing due to the on-going building spall repair and painting efforts.

The Spall Repair project is over 50% complete! The contractor started at the north east corner of the building (07 Stack) and is currently on the south east side (03 stack). The painting has begun at the 07 stack and will move clockwise.

Our Automated Transfer Switch (which transfers power from our emergency generator during a black-out) is original and should be replaced soon as repair parts are no longer available. The Board directed the Manager to seek bids for a new one and to include adding the water booster pump to the emergency power grid. Currently the elevators, limited hallway lights and the Lobby have power from the emergency generator grid.

The terrace re-surfacing project was discussed. The El Encanto Design Committee recommends the surface currently at the Cabrillo Tower. Bids from three contractors were provided at the last Board meeting. MOTION: To contract with Applied Restoration Inc. for our terrace re-surfacing at a cost not-to-exceed \$165,000. PASSED 5-0.

Stepped planters below the terrace: Director Bushell suggested changing the color of the paint (that is now black) to a white or very light shade to better contrast the plants. The Board discussed this item but made no decision.

Kitchen sink preventative maintenance project: Director Bushell suggested we install a one-way check valve at each kitchen sink. This valve allows water to go from the sink to the main building drain, but prevents water from traveling the other direction thus greatly reducing back-ups and associated water damage. The Manager was directed to seek bids from NuFlow (who is already in each kitchen for the pipe lining work) and other commercial plumbers.

Emergency equipment training. To minimize the extent of damage resulting from an emergency, the Board directed the Manager to conduct training for Front Desk staff to include water shut-off, gas shut-off, and fire sprinkler shut-offs .

## **Old Business**

Surveillance Camera and DVR Upgrade project. This is to replace our 10 year old security video recording equipment and add 8 additional cameras throughout the garages. MOTION: To expend up to \$5050 for new digital recording system, additional cameras, and installation hardware subject to approval of maintenance options and service availability. PASSED 5-0.

## **Committee Reports**

L&R: Sharon Lapid reported the 2011 financials showed almost \$46,000 in unspent funds will come back to the buildings after final 2011 expenses are paid. Also the new 2012 vehicle decals are in and asked the Manager to notify all owners that the old 2010 decals are no longer valid and to get the new ones right away. All vehicles parked outside with 2010 decals will be booted.

Facilities: Sharon reported this Committee has involved a designer and engineer that recommended improved lighting and ventilation at the Health Club. The Committee will send out a survey to ask for owners usage and desires for a remodeled club.

Recreation: Sharon reported a new activity, Pickle Ball, at the tennis court 8 on Sundays. The court use and noise will be monitored.

Beach Club: Sharon reported that bingo is very popular and that drink prices have gone up slightly for 2012 to offset costs.

Insurance: Don Bushell reported that the Committee has selected Farmers Insurance to provide our campus-wide property and liability insurance policy for the period of February 2012 to February 2013. While the premium increased 6% over last year, the coverage has increased 310% over the last 5 years. We now have \$1Billion in property coverage. Lastly, to better position the Association against unit loss claims, the Board discussed updating our CC&R's. MOTION: To contract with our attorney to re-state our CC&R's. PASSED 5-0.

Enforcement: David Lynch reports he is no longer able to make the Committee meetings due to his work schedule and asked to be replaced as our representative to this Committee. President Sharon Lapid thanked David for his efforts and will begin looking for his replacement immediately.

### **New Business**

City of Coronado beach bathroom building plans. The City is currently studying the construction of a bathroom at the south beach, with possible locations at or near the public parking area at Avenida de Las Arenas and the beach area at Avenida del Sol. Many options were discussed. Don Bushell will draft a position letter, addressed to the City, for the Board's consideration.

Garage ramp hand rails: It was discussed that the hand rails on our ramps to the garages require maintenance for cleaning and painting, and they make the cleaning and painting of the ramp walls difficult. The Board discussed the current daily use and determined some of the hand rails can be removed. MOTION: To remove the metal handrails from the walls of the drive ramps except for the two handrails on the glass door side of the upper and lower west ramps. PASSED 5-0

### **Homeowner Communication**

Letter from Unit 906 owner requesting permission to construct a storage cabinet, similar to others in the parking spaces, at the wall of their tandem parking space. The Board agreed to look at the details as well as make an on-site inspection prior to making a final decision.

There being no further business, the meeting was adjourned at 6:50 PM.