

**Coronado Shores Condominium Association #8 – El Encanto  
Meeting of the Board of Directors  
June 20, 2012**

The Regular Meeting of the Board was called to order at 4:40 p.m. in the Underground

Directors Present: Sharon Lapid, Don Bushell, Bruce Mackie and Richard Ramsey. Also attending: Alan Aegerter, Manager and 5 homeowners.

**Minutes of previous meeting:** The minutes of the May 11, 2012 were approved with a 4-0 vote.

**Financial Report:** The January-May 2012 financial summary was provided by our Manager. We are currently \$34,649 positive to budget. Alan also reported that upcoming large project expenses for 2012 are anticipated to be funded from our Reserve Account:

Kitchen Pipe lining project (NuFlow)	\$ 13,501
Kitchen Pipe lining wall repair & paint	\$ 4,800
Terrace demo work (Hamilton Pacific)	\$ 52,336
Terrace Re-Surfacing (Applied Restoration)	\$ 116,976
Replace transfer switch on roof	\$ 19,000

### **Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 83 for June. We experienced 7 water leaks since May 11<sup>th</sup>, 6 of these were Association pipe failures. Staff replaced 5 supply lines and 1 drain pipe as well as 3 replaced main shut-off valves.

The Kitchen Pipe lining project is complete. The Board discussed the next phase that will start on September 17<sup>th</sup>. A final decision as to what drain pipe we will line will be made during our next meeting. The overall project will have all drain pipes lined over the next 5-6 years.

Our window washing was completed June 18<sup>th</sup>.

DISH has their internet product available albeit some problems remain with their Customer Service representatives fully knowing the program fully. DISH has installed internet services in 5 units to date. DISH will hold an information program in our Lobby on Thursday June 28<sup>th</sup> from 10 am to 2 pm for the residents to get all the details. The no-contract required price is \$24.99 per month. For an additional \$129 DISH can also provide and install a wireless router.

After summer the terrace surface will be replaced. This 6-8 week project will begin early October.

### **Committee Reports**

L&R: Sharon Lapid reported the Committee finances are \$30,708 favorable to budget for the period. The General Manager has contracted to have the curbs painted soon and has replaced most of the pool furniture. For the upcoming busy months they have hired a roving Pool Monitor and ID Cards will be checked each shift. The City of Coronado reported to this Committee that they have hired an Enforcement Officer to patrol our Boardwalk.

Facilities: Sharon Lapid reported the Committee has received and discussed design options for the improvement of the Health club. No recommendation had been voted on. They are looking at bids to clean-up and paint the bathrooms at the pools. The Committee is also looking into cleaning and upgrading the Kiosk and painting the gates to the pools.

Recreation: Sharon Lapid reported the summer Yoga and Aerobic classes are busy. The knobs on the BBQs have been marked to clearly show the off position. The temperature at the El Camino pool has reported to be fluxuating below the desired temperature. Staff has looked into it and the current heater does vary 2-3 degrees. Finally the Family Activity Group has planned for give-aways for the 4<sup>th</sup> of July.

Landscape: Sharon Lapid reported this Committee held a campus walk-around and discussed the removal of palm trees in the South part of the campus. All three buildings Board of Directors have voted to support the removal of up to 50% of the palm trees.

Beach Club: Sharon Lapid reported that business has slowed down and that they are looking for underwriters for bands and special activities.

Community Design Oversight: No Report

Community Alliance: No Report

Insurance: Don Bushell reported their Committee selected Sharp Healthcare HMO Plan 3L1/41 x-Gold for the employees for the 2012-2013 plan year. This plan is similar to the existing plan except it reduces the number of available service providers. This plan's cost is 1.3% higher than the current rates and the current plan would have gone up 4.5%. The other offerings (Dental and the Mexico Health Plan) remained the same.

Enforcement: Sharon Lapid reported that earlier this Committee decided to not allow parking next to the tennis courts on the east side of Cabrillo and those curbs have been painted red. At their last meeting they decided to allow temporary parallel parking during the major holidays (4<sup>th</sup> of July, Memorial Day and Labor Day). Don Bushell mentioned that the Insurance Committee discussed this at their recent meeting and voted to ask the Enforcement Committee to reconsider allowing any temporary parking in that area for safety reasons.

## **Unfinished Business**

The Board previously approved a contract with our Attorney, Peters and Freedman, to re-state our CC&R's. Peter's and Freedman have provided a second draft and the Board will meet Friday July 20<sup>th</sup> at 9 a.m. to discuss it.

Richard Ramsey will take over coordinating the Employee Gift Fund.

## **New Business**

None

## **Homeowner Communication**

Units 106 stated her displeasure with the new plants on the terrace.

Unit 1006 stated they would like a cover over the fire sprinkler water tank on the north side of the building.

Unit 703 stated they have experienced TV problems for the past 3 weeks and asked the Board to contact DISH.

The dates for the next meetings are tentatively set for Friday July 20<sup>th</sup> at 9 a.m. to review the revised CC&R's and Thursday August 9<sup>th</sup> at 9 a.m. for a regular Board meeting.

There being no further business, the meeting was adjourned at 6:00 PM.