

**Coronado Shores Condominium Association #8 – El Encanto  
Meeting of the Board of Directors  
March 15, 2012**

The Regular Meeting of the Board was called to order at 12:30 p.m. in the Underground

Directors Present: Sharon Lapid, Don Bushell, Bruce Mackie and Richard Ramsey. Also attending: Alan Aegerter, Manager and 1 homeowner.

**Building Plumbing Discussion:** Representatives from NuFlow and Bill Howe Plumbing were invited to provide input regarding our plumbing issues. We discussed the current kitchen drain lining project, the angle stop replacement project, the effects of water treatment and benefits of potential projects such as lining our building supply pipes.

**Minutes of previous meeting:** The minutes of the February 15, 2012 were approved with a 4-0 vote.

**Financial Report:** The January-February 2012 financial summary was provided by our Manager. We are currently \$1,139 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)       | \$ 71,827  |
| Building Spall Repair (Hamilton Pacific)   | \$ 9,440   |
| Building Painting (Hamilton Pacific)       | \$ 51,600  |
| Terrace demo work (no vendor yet)          | \$ 52,336  |
| Terrace Re-Surfacing (Applied Restoration) | \$ 116,976 |
| Terrace re-planting (Vitale)               | \$ 12,940  |

**Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 69 for March. We experienced one water leak since February 15th: a washing machine hot water supply line. We currently have remodels going on in units 1506, 1409, 701 and 506.

The replacement of all angle stops not replaced during last year's work was discussed. The Board felt the continuing replacement is important but also is the disruption to the owners. It was decided to contract with NuFlow to replace angle stops while they are in units for drain pipe lining. The cost for angle stops and associated supply lines will be invoiced to the homeowner as previously announced. The Manager will mail/email and post a schedule with our April Newsletter release.

The Spall Repair project will be done by March 20<sup>th</sup>, weather permitting. The painting that started on the 07 stack is now at the 02 stack.

We have purchase and installed an Automatic Defibrillator at the entrance to the mail room.

The final paint color of our new water tank fence was discussed. MOTION: To hire the Designer now working with the new Design Oversight Committee to make the color recommendation. VOTE 2 for (Lapid and Mackie) and 2 opposed (Bushell and Ramsey), the motion did not pass.

## **Committee Reports**

L&R: Sharon Lapid reported the Committee hired a horticulturist to submit a new design for the north entry by Avenida del Sol. La Playa requested that the BBQ area behind their building be designated as a no-pet area. MOTION To support La Playa's request PASSED 4-0. Also discussed at the last L&R meeting was to allow charitable organizations to rent the Roeder Pavilion. It failed to reach a vote.

Facilities: Sharon reported this Committee received presentations from two top designers/builders. The refurbishment of the pool bathrooms are in the design and evaluation stage now.

Recreation: Sharon reported some on the Committee wish to reduce or remove the \$3,000 Families Activities budget. MOTION: To maintain the \$3000 Families Activity Budget PASSED 3-0 (Bushell abstained). 30 small tables and umbrellas for the campus pools will be purchased before Spring Break.

Beach Club: Sharon reported that the Club has been busy and will be staying open later when they have a large group. The current corkage fees are \$10 for wine or liquor and \$8 for a six-pack of beer.

Community Design Oversight: This is a new sub-committee charged with the coordination of design issues around the campus. They have been asked to begin with the review of the gate house kiosk interior, the Cabrillo equipment room and the pool equipment rooms.

Insurance: Don Bushell reported the Committee met and awarded our Workers Compensation policy to Wateridge Insurance using Compwest as their underwriter. While a large increase was forecast, the 2012-2013 policy is only 4% higher than last years.

Enforcement: No Report

## **Unfinished Business**

City of Coronado proposed building of a bathroom at Avenida del Sol. Sharon Lapid reported that after 3 public meetings the City Council is leaning towards constructing the new bathroom at the Avenida del Sol location.

The proposed rule change to keep bikes out of the elevators was discussed and expanded to all common areas except the garages: MOTION to amend the current building rules to prohibit residents and guests from bringing bicycles into the building, stairwells and elevators. PASSED 4-0. This proposed rule change will be mailed to the owners in the April Newsletter.

We have a unit owner that is over 90 days behind in their HOA dues payment and we have retained our attorney to collect on this debt. MOTION: To authorize our Attorney to proceed with a Notice of Default PASSED 4-0.

### **New Business**

A proposed rule change to increase the fees associated with elevator clean-up during move-ins was discussed. MOTION To amend the current building rules to increase the elevator clean-up fee to a \$50 initial fee plus \$20 per hour fee for any time after 1 hour is needed. PASSED 3-0 (Sharon Lapid had left the meeting).

Obtaining an Association Credit Card for use by the Board and Manager was tabled until our next meeting.

### **Homeowner Communication**

Unit 501: that any work done on the north gate entrance area be postponed until after full discovery of the City's and Hotel Del's construction plans are known.

Unit 501: that the renovation of the pool bathroom and distribution of new pool tables and umbrellas begin at the El Camino pool this time.

The date for the next meeting is tentatively set for Wednesday April 18th at 4:30 pm.

There being no further business, the meeting was adjourned at 2:35 PM.