

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED Minutes
February 22, 2013

The Regular Meeting of the Board was called to order at 10 AM in the Underground

Directors Present: Sharon Lapid, Don Bushell, David Lynch and Richard Ramsey. Also attending: Alan Aegerter, Manager and two owners.

Minutes of previous meeting: The minutes of the January 18, 2013 were approved with a 4-0 vote.

Financial Report: The January 2013 financial summary was provided by our Manager. We are \$ 13,940 positive to budget. The Reserve Fund report was also provided; we have a current balance of \$325,259.

Building Maintenance and Repair Report

With the approval of the Board during an Executive Session, the Manager hired Perla Bustamante to the position of Front Desk Person / Administrative Assistant effective February 11, 2013.

The Manager reported the building population (units occupied) to be 74 for February. We experienced 3 water leaks since January 22nd. Two leaks resulting from the NuFlow project that damaged two units. NuFlow made all the repairs. We also had the hot water supply line on the roof leak that damaged the 16th floor hallway walls. This Association pipe was replaced and hallway repairs were made by staff.

The Association has 9 garage parking spaces. Five of these are rented out at \$900 per year and four are used for employee parking. MOTION: To have the Manager proceed to rent all but one of the available parking spaces. Motion died for lack of a second. MOTION: To have the Manager proceed to rent all but two (for employee parking) of the 9 available parking spaces. PASSED 3-1 (Bushell voting no).

The remodel of unit 904 is complete. Remodels in progress include units 107, 1207, and 607. Unit 606 has applied to replace windows beginning in April and units 605 and 804 have applied for a remodel to begin in September.

Our new terrace surface is done but has some areas that the color does not match and the undercoat is bleeding through in some spots. The product supplier will be on-site to perform repair tests soon.

The NuFlow epoxy lining of our bathroom main drain pipes continues on the 02 stack. This stack has 5 drain pipes that should be complete by mid-April.

Our building electric vendor, Global Power, has completed the linking our water booster pump to the emergency power grid. We previously asked them for a quote to also link the domestic water boiler to the emergency power grid plus adding a manual power switch for the domestic water pumps. MOTION: to accept the quote from Global Power for \$ 1,040.15 to perform the work as noted. PASSED 4-0.

The Manager provided two estimates for materials to cover the water tank on the north side of the building. Various options were discussed. MOTION: To approve a not-to-exceed amount of \$5,500 for materials to cover the water tank. PASSED 4-0.

The Manager reported that the garage drive ramps will be re-painted next week. He also reported that our windows will be washed in March.

Committee Reports

Beach Club Sharon Lapid reported they have started bingo on Monday nights and it has been well attended.

Recreation Sharon Lapid reported 9 new bike racks will be installed before June and that the BBQs will be refurbished over time. Each pool will have one of its BBQs fixed, starting in 2014, each year until completed.

Design Review No report.

L&R Sharon Lapid reported a study of the available space within the Roeder Pavilion for use as a Health Club was reviewed. After a lengthy discussion a motion was approved for a not-to-exceed \$25,000 study of major elements related to using the Roeder Pavilion as a Health Club. MOTION: The Board of El Encanto supports the not-to-exceed \$25,000 feasibility study as noted. PASSED 3-1 (Bushell voting no).

Facilities Sharon Lapid reported the El Camino pool bathroom restoration is done. This Committee also discussed the Roeder Pavilion and Health Club proposed plans.

Insurance Don Bushell reported the Committee selected the bid from Farmers Insurance to provide the major campus-wide property and liability insurance policy. This year's policy is 16% higher than last year's policy as the industry as a whole has increased their rates due to an anticipated rise in inflation.

Enforcement Sharon Lapid reported this Committee has selected a vendor to perform cleaning and sealing of the street pavers.

Landscape Sharon Lapid reported that this Committee is asking for more volunteers from the community to assist them.

Unfinished Business

The proposed new Election Rules were sent to the owners for comment on February 22, 2013. There have been no homeowner comments received by the Association. MOTION: To adopt the Election Rules as previously submitted. PASSED 4-0. MOTION: To appoint the Manager as Inspector of Elections for the CC&R vote. PASSED 4-0.

Building Rules and Regulations was discussed. There are various sections that the Board feels require modification. These modifications will be drafted and provided to the Board for approval at its next meeting.

Re-statement of our CC&R's was discussed. With the new election rules in place we can proceed with the ballot to approve the re-stated CC&R's. It was agreed to mail out the ballots stating that they will be counted Friday, April 19th, 2013 at 10 am in the Underground.

New Business

None

Homeowner Communication

None

Our next meeting is set for Friday April 19th at 10 AM in the Underground.

Director Lynch left the meeting at 12:35 pm

Director Ramsey left the meeting at 1:15 pm

President Lapid adjourned the meeting due to lack of a quorum at 1:20 PM.