

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED Minutes May 17, 2013
Revised June 19, 2013

The Regular Meeting of the Board was called to order at 9:30 AM in the Underground

Directors Present: Sharon Lapid, Don Bushell and Richard Ramsey. Also attending: Alan Aegerter, Manager and four owners. Director David Lynch arrived at 10:10 AM.

Minutes of previous meeting: The minutes of the April 19, 2013 were approved with a 3-0 vote.

Financial Report: The January-April 2013 financial summary was provided by our Manager. We are positive to budget for this period however, increases in worker compensation insurance, water and employee benefits will have an adverse effect. The Reserve Fund report was also provided; we have a current balance of \$214,737 with an end-of-year anticipated balance of \$345,509.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 60 for May. We experienced 2 minor water leaks since April 18th: A toilet wax ring leak and a shower tile leak were reported. These resulted in minor damage to the units below. Each party made their own repairs.

The NuFlow project for the next construction season (Sept-May) will include 75 feet of main sewer line and 4-5 bathroom drain pipes. MOTION: To execute a contract addendum for \$18,950 to epoxy line 75 feet of 10" sewer main with NuFlow. PASSED 3-0. All repairs to units and hallways from this year's bathroom drain pipe lining project is complete.

The remodel in unit 107 is complete. Remodels in progress include units 207, 1207, 1509, 607, 606, and 1104. Units 206 and 1507 have applied to replace windows beginning in May and units 605, 804 and 808 have applied for a remodel to begin in September.

We are replacing the tile in both our elevators due to high breakage. This is a warranty item from our 2008 renovation.

Staff has replaced a kitchen vent pipe between units 704 and 804.

Staff replaced a bath vent motor on the roof due to corrosion.

The Board directed the Manager to not allow non-owners access into our garages for the purpose of storing personal items.

Committee Reports

Beach Club Sharon Lapid reported that the proposed rules change that will require a \$100 fee to utilize the Beach Clubs for private parties for up to 32 people was adopted. Small informal gatherings and card groups are not required to pay this fee. These private parties must share the Club with the regular guests as the bar will remain open.

Recreation Sharon Lapid reported that pool monitors and life guard staffing was discussed at the last meeting. The Board discussed the proposal of hiring life guards. MOTION: That El Encanto recommend not hiring lifeguards and recommend L&R provide CPR training to pool monitors. PASSED 4-0. The Board approved of the current plan to have every pool have one inside pool monitor and the El Camino and Cabrillo pools to have an additional outside pool gate monitor. The proposed rules change to not allow tennis courts 7 & 8 to be reserved as part of the morning draw (but will have sign-up sheets at the courts) and to charge an annual fee of \$250 to the tennis pro was adopted. The El Camino pool is being resurfaced and the water heater is being replaced.

L&R Sharon Lapid reported the Committee continues to discuss options for the Health Club (See Facilities below). There have been requests to consider allowing a coffee cart type business to be on campus. The Committee is evaluating need and options. The State of California has provided us with new pool signage requirements for pools that do not have lifeguards. New signs for pools with no lifeguards stating “children 14 and younger SHALL be accompanied by an adult” will be posted soon at all campus pools.

Facilities Sharon Lapid reports this Committee continues to research options for the location of a Health Club. Two architects have provided preliminary bids for:

1. Renovate at existing site (\$580-\$614K)
2. Relocate to the Roeder (\$657-\$849K)
3. New construction (\$1.04-\$1.3M)

Insurance Don Bushell reported the Committee will meet later today to review employee benefits package (Health and Dental Insurance) information.

Enforcement No Report.

Landscape Sharon Lapid reported that La Sierra was allowed to replace a tree on the north side as it was now too large for the space. It was replaced by Giant Bird of Paradise plants.

Unfinished Business

Building Rules and Regulations was discussed. The proposed rules as created by the Board at its last meeting were mailed to the owners for comment April 24th. The Manager has received no communication from any owner on this subject. MOTION: To adopt the proposed rules as sent to the owners on April 24th effective May 25, 2013 provided there are no more than 5 owners in opposition. PASSED 4-0.

New Business

None

Homeowner Communication

None

Our next meeting is set for Wednesday June 19th at 10:30 AM in the Underground.

President Lapid adjourned the meeting at 10:55 AM.