

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
July 17, 2014

The Board of Director's Meeting was called to order at 1:00 pm in the Manager's office.

Directors Present: Don Bushell, Lisa Portnoff, Bruce Mackie, and Richard Ramsey. Also attending: Alan Aegerter, Manager and four homeowners.

Minutes of previous meeting: MOTION by Lisa Portnoff, 2nd by Bruce Mackie to approve the minutes of the June 20, 2014. APPROVED by a 4-0 vote.

Financial Report: The June 2014 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$20,611 positive to budget. There has been an increase in electric utility bills and the Manager was asked to see what the impact is of running our roof fans 24 a day has had. The Manager was asked to add a line-item in the report for fines in the revenue section. The Reserve Account balance is \$353,694. Our domestic water pumps are original and currently both have minor leaks. A variable drive pump system replacement would upgrade the system while utilizing 30-50% less electricity. MOTION by Don Bushell to contract with Helix Mechanical to install a three variable drive water booster pump at a not-to-exceed figure of \$35,000, 2nd by Richard Ramsey, VOTE 4-0 motion passes.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 117 for July.

As for plumbing problems, we experienced three building main drain clogs, two leaking toilets, a dishwasher water supply line and a leaking building roof drain.

The Manager was asked to include our recommendation to shut off all angle stops when residents vacate their units for 30 days or more.

The Manager was asked to review how we handle leak investigations and repairs to create a written procedure.

Remodels update: There are 6 Units ready to start in September: 605 (4 months), 401 (2 months), 408 (2 months), 1504 (4 months), 1104 (1 month), and 305 (4 months). Two Units are on the waiting list.

The NuFlow drain pipe epoxy lining project will resume in January 2015. The Manager was asked to have the NuFlow representative attend our next meeting.

Staff built and installed 2 metal stair handrails on the terrace.

Staff will clean and paint the east stairwell. This work, due to noise and dust, will begin in September.

Building violations: for the month of July there have been one smoking in common area and 20 beach items on parking space floor violations. All owners have been notified that fines may ensue if there are repeat violations. The Manager was asked to check on the units that appear to still have a BBQ on their balconies.

Committee Reports

Recreation Don Bushell reported this Committee met and discussed the June family activity (poorly attended) and the July water activity on the Roeder lawn (very well attended). Also noted was the completion of the expansion of bike parking at the Cabrillo and El Camino pool areas.

L&R No report.

Landscape No report.

Facilities No report.

Insurance No report.

Beach Club Elaine Marcus reports the Summer July 5 dinner party had fewer than expected attend but the family fun day on the Roeder lawn was well attended. They are recommending that the outer booths inside the Club be removed to make room for a portable bar for times when they have larger crowds. The access ramp is complete and the electric lift will be removed. There is an August 14 Fashion Show planned.

Enforcement No report.

Community Alliance No report.

Unfinished Business

A policy for installing electric vehicle chargers and regular vehicle battery trickle charges was discussed. The Board desires to allow the requesting owner to seek a contractor to build out a 200 amp sub-panel in the garage area and run electrical to their unit using licensed electrical contractors. The Association will provide guidance as to location and other logistical elements of the project. The Manager was asked to craft a written policy for review at our next meeting.

The terrace grass planting was discussed. The Manager was asked to continue the thinning out of the current plantings (this is been done on the south side so far). Replacement plants recommendations were provided as well as the type and cost of re-planting by two of our neighboring buildings. The Manager was asked to get a firm quote from Buena Vista Landscape for our next meeting.

New Business

Rule review, 2 dog limit per unit. There was discussion of this rule and probable violators. The Manager was asked to look into the matter.

Building BBQ. There is an interest to construct a cement pad on the small lawn on the east side of the building, near the stairs to the terrace, for the placement of a BBQ. This BBQ would be open to all Shores residents. It would be used on a sign-up basis, with the ability to reserve for 1 hour time periods. MOTION by Don Bushell to have staff design and implement a BBQ area before Labor Day. Second by Richard Ramsey. VOTE 4-0 in favor, motion passes.

Association parking space renting. The Association currently rents 7 of the 9 parking spaces it has (two are used for staff parking). This is done on a first come, first serve basis and for as long as the requestor continues to pay for the space. It was asked by Unit 1609 that the Board consider utilizing an annual lottery system, like we do for our bike rooms. The Board discussed this at length and made no changes for now.

Homeowner Comments

Unit 102 spoke to the Manager to ask for the complete removal of the grass plantings currently on the terrace, not to just thin it out as currently being done.

Unit 1207 wrote the Board to have them consider better internet options for the residents.

Unit 402 spoke to suggest the magazine rack at the upper west door to the elevator lobby be fixed or replaced. He also suggested the Board hire additional staff during July for cleaning and general maintenance due to the larger building population.

The next Board of Directors meeting will be Thursday August 21st at 10:00 am in the Manager's office.

There being no further business, the meeting was adjourned at 3:28 PM.