

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

The Board of Director's Meeting was called to order at 10:40 am in the Manager's office.

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

**Executive Session:**

Staff salary discussion for 2015 budget.

Citation for Roeder Pavilion use; discussed discipline options.

**Minutes of previous meeting:** MOTION by Lisa Portnoff, 2<sup>nd</sup> by Richard Ramsey to approve the minutes of the September 19, 2014. APPROVED by a 4-0 vote.

**Financial Report:** The September 2014 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is currently \$25,150 positive to budget. The Reserve Account balance is \$333,174 with anticipated expenditures remaining this year being a new domestic water pump and the continuation of the epoxy lining of our drain pipes. MOTION by Richard Ramsey to replace the emergency generator and motor in 2015. The Manager is to obtain 3 bids for final approval. 2<sup>nd</sup> by Don Bushell. VOTE 4-0 in favor, the motion passes.

**Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 78 for October.

We experienced a single plumbing problem since September 20th, a backflow prevention valve, located on the roof, is leaking. A new valve is on order and will be replaced by the staff.

Remodels; the following units are in-process for their remodel work: 401 (1 month remaining), 408 (1 month), 1504 (3 months), 304 (3 months), 305 (3 months), 1104 (2 weeks). Unit 605 will now start in January, unit 1403 (3 months) will start in its place. Three units are on the remodel waiting list to also begin after the first of the year.

Our drain pipe epoxy lining project with NuFlow has started with the 06 master bath main drain and moving to the 06 guest baths drains October 20<sup>th</sup>. Next will be the 03 and 08 bath drains. Affected owners have been notified. This phase also includes the camera inspection of all previously lined drains.

We have purchased a new domestic water pump which will be installed soon. This new pump is 30% more efficient and replaces 2 original water pumps. This installation will include an emergency shut-off valve which may be power assisted upon Board approval of additional costs which can be made via email.

Staff is re-coating the roof (done every 5 years) and is now 45% complete. Staff will then clean and paint the east stairwell. Also planned is the power washing of our garages and applying a protective clear-coat on the terrace deck.

Building violations: for the period of September 18<sup>th</sup> to October 17 the following violations occurred: one for common area parking over 72 hours and one for Roeder Pavilion use citations.

## **Committee Reports**

Recreation No report.

L&R Don Bushell reported financials are as expected for this period and there are no current maintenance concerns. To conserve energy and reduce utility costs we again will not heat our pools, on a rotating basis, through the fall and winter months. A schedule will be posted in the main room. The Committee will meet soon with California America Water Company to explore all options to reduce our water consumption campus-wide. In a unique request, the Committee voted to approve the use of the Roeder Pavilion for an event by the City of Coronado employees.

Landscape Brent Yoder reported 2 of the 3 poisoned trees in front of La Princesa are still not doing well and there is no identification of who is responsible. A Ficus tree near El Mirador will be removed as its roots are getting into the storm drain pipes. We maintain the landscape in the beach public parking area and have begun to reduce the amount of watering for conservation. The group is looking at re-planting at some point with drought tolerate plants.

Facilities Don Bushell reports this group desires to be more involved with the Health Club renovation effort, currently the L&R Executive Committee is authorized to oversee the project.

Beach Club Don Bushell reported the Club has scheduled a Halloween Friday night dance and the New Year's Eve party; details will be posted when received. Tuesday October 21st the Club will host a Coronado City Council candidate forum.

Insurance No report.

Enforcement No report.

Community Alliance Don Bushell and Sharon Lapid reported on the October 21st plans to hold a City Council Candidate forum at the Beach Club. Other projects this sub-committee is working on include the fire rings and graffiti at the south beach, noise and pollution from the buses at our bus stop and additional parking control officers during the summer nights.

## **Unfinished Business**

The terrace grass planting was discussed. We are expecting more bids for this project to replace them with a drought tolerant planting.

Our request to build an outside BBQ area on our east side was approved by the Facilities and L&R Committees. We have asked the two companies bidding on our terrace plantings to provide quotes for the clearing out of the area and laying a new paver 12x12 surface.

### **New Business**

The 2015 budget was discussed. We have received the L&R budget which is 9% greater than last year and expect another big jump in utility costs. MOTION by Richard Ramsey, 2nd by Don Bushell to approve a budget that results in a 4.1% increase in homeowner dues. VOTE 4-0 in favor, motion passes.

### **Homeowner Comments**

Unit 1507 stated we need a better conference phone for Board meetings as it was difficult to hear.

The next Board of Directors meeting will be our Annual meeting Saturday November 8th 4:00 pm in the Roeder Pavilion.

There being no further business, the meeting was adjourned at 11:50 am.