

Coronado Shores Condominium Association #8 – El Encanto
Annual Homeowners Meeting
November 8, 2014
APPROVED Minutes

Directors Present: Lisa Portnoff, Richard Ramsey and Bruce Mackie. Also Attending: Alan Aegerter, Manager and 36 Association members.

Manager Alan Aegerter confirmed that a quorum was established. The meeting was called to order at 4:05 p.m. at the Roeder Pavilion.

Approval of 2013 Annual Meeting Minutes

Motion by Richard Ramsey, 2nd by Bruce Mackie to approve the minutes for the November 9, 2013 annual meeting. VOTE 3-0 in favor, minutes approved.

Financial Report

Manager Alan Aegerter reported on the financial position of the Association. For 2014 we expect the Operating Account to be \$15,000 positive to budget. This is due to the one-time collection of additional remodel fees. The remaining budget items saw legal fees, electricity costs and outside services and supplies all over budget. To offset these increases we have reduced costs by not catering a December holiday party, added low-flow irrigation systems and improved our general cleaning and maintenance supply purchasing. The staff continues to control costs where we can, while maintaining the level of services vital to keeping El Encanto in great condition. The building population has increased 30% since 2010 and residents have reduced their water consumption about 10% from 2013. Electric rates have gone up 17% this year and we expect another large increase in 2015.

Our Reserve Fund balance is \$284,906 as we have funded the replacement of a domestic water pump, are re-coating our roof and continue investing in the NuFlow drain pipe epoxy lining project. Next year we expect to replace our roof emergency power generator. We are also planning to continue the NuFlow pipe lining project which is currently on the bathroom drain pipes.

An updated Reserve Study will be available by the end of the year. This required study lists all major components and equipment at El Encanto, their replacement costs and the number of anticipated remaining years of service. This study helps us plan for the future.

Building Report

Manager Alan Aegerter reported the staff spent much of their time this year supporting the NuFlow epoxy lining of our main drain pipes. This proactive work will continue to reduce expenses related to water leaks. They also made 10 plumbing repairs (clean-outs and building pipe replacement) throughout the building. The staff continued to install metal brackets in parking spaces to hold beach gear thereby keeping the garage cleaner and neater. Alan also discussed the number of leaks within the units, items like cracked shower drains, missing tile grout, toilet wax ring leaks and ice maker line leaks. There were 18 of these type water leaks this year and 6 units had reported some level of water damage. Major improvements this year include 18 unit remodels, support of the NuFlow epoxy lining project, replacement of the Lobby heat pump, installation of a new Lobby ceiling fan, and replacement of 6 metal gates, 2 handrails and 4 cement steps on the terrace. The Board and L&R have approved of the construction of a BBQ area at the east side of our building.

While open to all Shores residents, having another BBQ option a bit closer to home should be a very convenient addition. We expect this to be completed by the end of the year.

Smoking Survey

Earlier this year the Board received complaints about residents smoking on their balconies and /or in their units. Here are the results of the survey we created:

- 85 surveys (out of 135 units) returned (63%)
- 19% of respondents live at El Encanto full time
- 81% of respondents live at El Encanto part time
- 38% of respondents rent their unit either full or part time
- 67% of the respondents prefer a totally non-smoking building
- 38% of the respondents have had secondhand smoke drift into their unit

The discussion that followed focused on what the next step may be. Acting President Lisa Portnoff noted that no decision could be made today, but the item will be on the agenda of an upcoming Board of Directors meeting. Our attorney, Tracy Fuller also spoke on the subject. She reviewed the options and potential litigation concerns of enacting such a total restriction.

Election of Directors

Lisa Portnoff, reported that Sharon Lapid, Bruce Mackie, Kyran O’Dwyer, Tom Tierney, Ryan Tseng and Brent Yoder were candidates and invited additional nominations from the floor. There were none. She appointed Anthony Abboud as Inspector of Election. The Inspectors counted the ballots and reported the following results:

Sharon Lapid	39 votes	will serve a 2-year term
Ryan Tseng	37 votes	will serve a 2-year term

Bruce Mackie (28 votes), Kyran O’Dwyer (16 votes), Tom Tierney (15 votes), Brent Yoder (13 votes), and Ted Siara (2 votes) were not selected, but were thanked for their willingness to volunteer their time and talents.

Outgoing Directors David Lynch and Bruce Mackie were thanked for their years of service and leadership while serving El Encanto.

Owner Comments

Unit 1506 spoke about problems the Association had in managing their unit with both the NuFlow project and mold, as a result of recent water leaks.

Unit 203, 909, 1006, 1401, and 1505 all spoke about the smoking survey, bringing up concerns about health, enforcement, effect of property values and available options.

Unit 1001 spoke about maintaining an adequate amount in our Reserve Fund.

There being no further business, the meeting adjourned at 4:50 p.m.