

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**March 18, 2016**

The Meeting of the Board was called to order at 9:30 am in the Manager's office.

Directors Present: Sharon Lapid, Richard Ramsey and Brent Yoder. Lisa Portnoff and Ryan Tseng attended via teleconference. Also attending: Alan Aegerter, Manager and 2 owners (Unit 501 Don Bushell and Unit 306 Mary Ericson).

**Minutes of previous Executive Session February 19, 2016:** MOTION by Lisa Portnoff, 2<sup>nd</sup> by Richard Ramsey to approve the Executive Session minutes of February 19, 2016. APPROVED by a 5-0 vote.

**Minutes of previous meeting:** MOTION by Lisa Portnoff, 2<sup>nd</sup> by Richard Ramsey to approve the minutes of the February 19, 2016 Board of Director's meeting. APPROVED by a 5-0 vote.

**Financial Report:** The February 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 22,090 positive to budget. For expense categories, ADMIN expenses were \$672 over budget, BUILDING expenses were \$1,937 over budget, COMPLEX (L&R) expenses were \$6,374 under budget, PAYROLL expenses were \$5,351 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$10,790 under budget. There was discussion concerning our water expenses being \$2,724 over budget so far this year. The concern is people are conserving less as they believe the winter rains in California have solved the drought. The Manager was asked to insert a message in our next Newsletter informing the Owners that at this rate we will be well over budget and we will face a financial shortfall at year's end. Also note for residents to continue to conserve water use even if drought conditions are improving; it's the right thing to do and saves every owner money. The Manager was also asked to get costs to install a water meter at each unit.

The Reserve Fund report for February 2016 shows a balance of \$270,801. 2016 possible expenditures include NuFlow \$24,250, terrace deck re-coating \$15,000, building spall repairs \$40,000, 4 new access control locks \$10,000 and misc. pumps and motors \$20,000.

### **Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 79 for March.

We experienced two plumbing leaks/repairs since our last meeting:

1. A leaking water supply line of the roof which caused damage to the 15<sup>th</sup> floor main hallway ceiling. The pipe was repaired.
2. A clogged kitchen main drain caused water to back-up into a unit of the 5<sup>th</sup> floor via the wet bar drain (in this stack the kitchen main drain is shared with the wet bar). Damaged to two units below.

Remodels; the following units are completed: 403, 1004, 507, 309, 1101, 1407, 609 and 109.

The following units are in progress: 707 (1 week), 902 (3 weeks), 402 (2 weeks) and 302 (2 weeks).

The following are on the wait list: 1503 (1 month), 1609 (2 weeks), 901 (2 months), 607 (2 months) and 1609 (1 month).

Our new water booster pump was installed January 12<sup>th</sup> and follow-up optimization work performed. We are now performing the post-install SDGE audit as part of the cash rebate program.

Hallway warranty work to replace cracked tile will be done in the next 2 weeks. We are also experiencing problems with our unit doorbells: batteries don't last long, the chimes ring when no one is at the door. The Manager was asked to see if it is possible to re-set the chime signal settings at each unit to offset this problem.

The survey to see who is using their wet bars is still not done as some owners have yet to respond. The Manager was asked to finish this before the next Board meeting.

Due to the recent clogged kitchen sink main drain on the 03 stack, the Manager was asked to have NuFlow camera this drain.

Upcoming projects:

5-year fire sprinkler inspection of each unit and all common areas is complete. The Board voted to contract with Red Hawk Fire & Security to replace defective sprinklers in the units. A schedule for this work is expected to be ready by the end of next week and we are targeting April to complete the work.

The cleaning of the laundry vents will be scheduled once the sprinkler project is done. This project will have our main laundry vents cleaned along with an opportunity to have unit vents cleaned at a discounted rate for those who wish to have this work performed.

Elevator repair to the counterweight. We need to retrofit the counterweights to make them heavier and have one bid of \$65,600 from OTIS Elevator. To obtain another competitive bid Thyssen Krupp will perform their own tests and recommendations at a cost of \$4,017. MOTION by Richard Ramsey, 2<sup>nd</sup> by Brent Yoder to contract with Thyssen Krupp to perform this test. VOTE was 5-0 in favor.

Cor Security installed the 4 new access control locks on the ocean side metal doors to the garage and the two ocean side glass doors at the garage gates.

We have applied to SDGE for an Energy Audit to review other savings opportunities. No date has yet been determined for this on-site inspection.

Also scheduled for this year is the re-sealing of the terrace deck and entry canopy top, cleaning and re-surfacing of portions of our garages, and the cleaning and painting of our stairwells.

## **Committee Reports**

Recreation Sharon Lapid reported the Committee is getting a “top” that can be placed on the Beach Club pool table to allow for ping-pong. The Committee will suggest to L&R they allow a one month trial period. Also, some tennis courts are unusable due to the damage to the fencing due to the recent storms.

L&R Sharon Lapid reports the Executive Session discussed the Settlement Agreement regarding the MTS issue. More details will be discussed during the Executive Session immediately following this meeting. Finally the new Photo ID access control system for the campus entrance gates, pool gates, Bach Club, etc. is expected to be completed by March 22<sup>nd</sup>.

Landscape Brent Yoder reported the Committee recommended Green Brier Tree Trimming service to trim the 246 trees on campus this year. A couple of the smaller improvement projects have been completed (re-landscaping at the Avenida del Sol entrance and adding mulch and drip irrigation throughout the campus). The focus will continue to concentrate on water conservation efforts and replacing plants that are old/not doing well.

Facilities Sharon Lapid reports this committee has recommended that two treadmills be replaced in the Health Club, they replace 3 pool/spa heaters and make the repairs to the fences at the tennis courts.

Beach Club Sharon Lapid reported there was little objection to the recent raise in drink prices and the Committee will look to increase activities surrounding upcoming major sporting events.

Insurance The Manager reported the campus-wide workers compensation insurance policy was awarded to Wateridge Insurance Services, a broker for Everest National Insurance. The El Encanto claim experience rating was the lowest of all 10 buildings which results in a lower annual policy costs. This year our annual policy will be \$12,011, down from \$17,000 in 2015.

Enforcement No Report.

Community Alliance Mary Ericson reported this group will organize a Mayoral candidate forum later this year. They are working with Caltrans and the City of Coronado to support the re-planting of the highway median between the Hotel Del and our campus. This group asked the City of Coronado to add signage that would prohibit golf carts from traveling south on Highway 75 due safety concerns. They are also asking the City/Caltrans to paint a cross-stripe walk area at the pedestrian crossing leading to the Community Center at Avenida del las Arenas.

## **Unfinished Business**

New TV and Internet Contract with DISH.

The proposed new contract with DISH will provide a bundled TV and internet package to our residents. DISH has agreed to install a 500 mb circuit to support the increase in internet customers. We expect a revised contract from them within a week.

## Unit Remodel Rules Review

For the past 3 months the Board has reviewed elements of our rules and regulations for unit modification in an attempt to reduce the impact of this work to the Building and its residents. The Manager provided a full DRAFT of our “Rules and Regulations for Homeowner Unit Modifications, Alterations and Repairs.”

MOTION by Richard Ramsey, 2<sup>nd</sup> by Brent Yoder to approve the draft version with the inclusion of the corrects suggested by Sharon Lapid for page 19, item 16. VOTE 5-0 in favor. A revised approved version will be published and distributed to the owners for the required 30 day comment period.

## **New Business**

There was no new business.

## **Homeowner Comments:**

Unit 306 noted a complaint that cigarette smoke from a neighbor is getting into the hallway and they observed unwanted behavior in the hallway.

The next Board of Directors meeting will be Friday April 22<sup>nd</sup> at 9:30 am.

There being no further business, the meeting was adjourned at 10:40 AM.

**Coronado Shores Condominium Association #8 – El Encanto  
Executive Session of the Board of Directors  
DRAFT  
March 18, 2016**

The Executive Session of the Board was called to order at 10:45 am in the Managers office.

Directors Present: Sharon Lapid, Richard Ramsey and Brent Yoder. Lisa Portnoff attended via teleconference. Also attending was the Association Manager Alan Aegerter.

MTS bus location issue. MOTION by Sharon Lapid, 2<sup>nd</sup> by Brent Yoder to approve the sending of the letter drafted by the law office of Gordon & Rees demanding MTS cease its bus operation on Coronado Shores property. VOTE 4-0 in favor, the motion passes.

There being no further business, the meeting was adjourned at 10:53 AM.