

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**September 22, 2016**

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

Directors Present: Sharon Lapid, Lisa Portnoff, Brent Yoder and Richard Ramsey. Ryan Tseng attended via teleconference. Also attending: Manager Alan Aegerter and 3 owners (Unit 501 Don Bushell, Unit 302 Jan Zobrist, and Unit 207 Bruce Mackie).

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

**Financial Report:** The August 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 10,938 positive to budget. For expense categories, ADMIN expenses were \$75 over budget, BUILDING expenses were \$15,775 over budget, COMPLEX (L&R) expenses were \$15,519 under budget, PAYROLL expenses were \$7,438 over budget, our RESERVE contribution was at budget and UTILITY expenses were \$19,700 under budget. The Manager was asked to modify the expense to budget report to indicate the two months per year where there are 3 pay periods for the employees vs. the normal 2. This would eliminate the payroll showing as over budget for the two months it occurs.

The Reserve Fund report for August 2016 shows a balance of \$346,561. 2016 expenditures to date include NuFlow \$38,850, Sprinkler system pump \$1,443, domestic water pump \$5,615, 4 new access control locks \$10,780, \$22,120 for the terrace deck and canopy re-coating, common area fire sprinkler repairs \$ 14,217 and our domestic water boiler re-build \$ 7,563. Anticipated expenditures for the remainder of the year include the elevator counterweight repair of \$35,000, building spall repairs \$20,000, and misc. pumps and motors \$2,000.

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

The Manager reported the building population (units occupied) to be 73 for September.

We experienced no plumbing leaks since our last meeting.

Hallway warranty work to replace cracked tile had the replacement tiles not match well on the 10<sup>th</sup> and 15<sup>th</sup> floors. This replacement work, some carpet replacement and other minor hallway work will be done during the remodel season.

We will have our elevator counter-weights retrofitted to add weight this Fall. Over time the original cement counterweights have lost weight which decreases the performance of the elevators. This will be a 3-4 day project with only one working elevator during this time.

Our exterior window wash was recently completed on September 14<sup>th</sup>.

As part of the new contract, DISH technicians have installed most of the new unit TV receivers and all of the new Internet equipment. DISH technicians are on-site Wednesdays and Fridays through the end of September to install new internet customers. Current DISH internet customers will just have the bill reduced for internet charges. DISH corporate has indicated they will waive receiver fees and the DVR fees for those owners wishing to add premium programming or additional receivers beyond the two BULK receivers. The \$10 NVP fee will remain for any upgrades. We are waiting for their written confirmation of this new pricing plan.

Staff has responded to resident work order requests and unit vent plumbing pipe complaints. Bill Howe Plumbing was called in to clear out two sewer lines. Staff also repaired the phone in the elevators.

Our Unit remodel season has begun. We currently have two units underway, 1606 and 1604.

The Manager was asked at the last meeting to obtain quotations for landscape design services for our building entry (the small island in front and the two small planters near our water features). The Manager reported none of the two companies we spoke to wanted to provide a quote. Some of the Directors will look at the Hotel Del landscaping for ideas after this meeting. It was noted that the L&R Landscape Committee would need to approve any desired changes we may come up with

Our side mid-level planters (those just below the terrace level) are leaking in some areas. We believe that the water-proofing is failing due to age. The Manager was asked to check on pricing for a full inspection for water-proofing and potential spall repair.

The hallways were also discussed as we now see the signs of aging with the carpet and stone installed during our 2008/2009 common area renovation. It was suggested by President Sharon Lapid that the Board consider looking into possible new designs for our hallways.

## **Committee Reports**

L&R Lisa Portnoff reports the Committee held an executive session to discuss the replacement for the L&R General Manager who recently resigned. She noted there were fewer pool and boardwalk violations for the August as compared to last year. Lastly the Committee adopted new internal audit procedures for purchasing.

Landscape There was no report.

Facilities There was no report.

Beach Club Lisa Portnoff reported bar sales are up for August and there are still reports of contention with use of the ping-pong tables at the Club by some of our members.

Recreation There was no report.

Insurance No report. There next meeting is Tuesday October 18<sup>th</sup>.

Enforcement There was no report.

Community Alliance Sharon Lapid reported they are hosting a Mayoral and City Council Candidates forum on Thursday, October 6<sup>th</sup> from 6-8 pm at the Beach Club.

## **Unfinished Business**

Building Rules and Regulations review. A number of items were discussed but no formal recommendations were made. The Directors were asked to bring written proposed changes at our next regular Board meeting in November.

Operational savings. Unit 1505 recommended the elimination of the 3<sup>rd</sup> shift Front Desk personnel. The Manager reported our insurance carrier indicated our policy premiums would not be affected by this action. He also reported that our Association Attorney strongly suggested a vote of the members be conducted before a decision was made to eliminate this service as it has been in place so long. After discussion the Board had no further request for information and no motions were put forward. This item will be dropped from the agenda.

## **New Business**

None.

## **Homeowner Comments:**

Bruce Mackie, Unit 207 & 206, spoke to the Board regarding his desire to modify his units to create a hallway between the two adjoining units. The Board agreed in concept and will wait for detailed engineering drawings so a formal review can be accomplished.

The next Board of Directors meeting will be our Annual Meeting on Saturday, October 22nd at 10:00 am.

There being no further business, the meeting was adjourned at 10:55 AM.