

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
January 20, 2017

The Meeting of the Board was called to order at 10:00 am in the Manager's office.

Directors Present: Sharon Lapid and Richard Ramsey. Brent Yoder, Brian Shook and Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and two homeowners.

Minutes of previous meeting: MOTION by Lisa Portnoff, 2nd by Brian Shook to approve the minutes of the December 16, 2016 Board of Director's meeting. APPROVED by a 5-0 vote.

Financial Report: The Fiscal Year 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account was \$26,961 positive to budget for the year. For expense categories, ADMIN expenses were \$415 over budget, BUILDING expenses were \$13,238 over budget, COMPLEX (L&R) expenses were \$20,298 under budget, PAYROLL expenses were \$1,865 over budget, our RESERVE contribution was at budget and UTILITY expenses were \$19,294 under budget. A report showing water consumption rates over the past 8 years was provided. The Manager was asked to provide a December 2016 financial P&L report as soon as possible.

The Reserve Account reports for 2016 were also provided. The Reserve Fund balance for Dec. 31, 2016 was \$443,661. Anticipated expenses for 2017 include elevator repairs (\$35,000), various motors and pumps (\$2,000), exterior building spall repairs (\$20,000), Fire engine & pump (\$70,000) and other possible items (\$20,000).

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 83 for January.

We experienced no plumbing leaks or emergencies since our last meeting.

Staff responded to 9 resident work requests, completed the enclosure of the lower level garage association open space area, replaced a broken motor on our hot water circulation system and started the project to repair and/or replace unit door brushes.

We plan to have our elevator counter-weights retrofitted to add weight this Winter. We received an updated proposal before we can proceed. The Board has asked the Manager to get more information on a completely new elevator before we proceed with just the counter-weight portion.

Our Unit remodel season is underway. We currently have one unit completed: 1606; two in the final details phase: 309 and 1604; and 1 in work: 1105.

We had one unit in violations of Building rules, for smoking. A formal letter was issued.

Committee Reports

L&R Sharon Lapid reports the Jerry McDonald has reported as the new General Manager. There will be a shredding event January 30th, information flyers will be posted. The Committee approved \$26,000 to purchase a new security camera system.

Facilities Sharon Lapid reported last month that our lagoon was leaking water and we are no longer filling it. Repair options include re-building as is or re-building with a new reduced water design. The new pool gate at the El Camino pool has not been fully approved for use at all the other pools. They will evaluate other designs soon. Tennis courts 7&8 need spalling repair, new fencing and require re-surfacing, Wind screens around the El Camino Pool will be replaced soon. They are reviewing the ADA access options (ramp or motorized lift) to the Beach Club.

Landscape Sharon Lapid reported this Committee came in under budget for 2016. Cabrillo and Beach Club pool areas are being reviewed now for possible landscape upgrades.

Beach Club Sharon Lapid reported the Club is continuing to look at purchasing a new point-of-sale system. Bingo has been profitable and the New Year's Eve party was profitable as well. They're planning a Super Bowl Party.

Recreation Sharon Lapid reported they have looked at all rec facilities to determine times/days where they are underutilized. The goal is to identify activities that have no or low costs that can be planned for these unused times.

Insurance Manager Alan Aegerter reported that this Committee selected Farmers Insurance as the major property and liability carrier for the Feb 20017 to Feb 2018 year. The premium went up 4.5% mostly due to recent claim activity.

Enforcement There was no report.

Community Alliance There was no report.

El Encanto Design Committee Sharon Lapid is forming a committee to assist the Manager with common area replacement projects and overall future renovation needs. This new committee will be meeting soon.

Unfinished Business

Building package control procedures and policies. Sharon Lapid and the Manager will evaluate other locations for package storage and to further review the process and make recommendations at the next Board meeting.

New Business

Remodel Rules review. The Board reviewed recent complaints regarding smells from using oil based paint and varnish. There was discussion regarding venting and possible restrictions on the use of some products. The Manager was asked to research this to see if we can define in our rules what is acceptable for El Encanto.

Homeowner Comments:

Unit 306 and 302 complained about the paint and varnish smells from the remodel in Unit 309

Unit 703 complained about the port-a-potties being stored in the cul-d-sac for the El Mirador project.

Unit 501 complained about repairs not being made to the Front Desk where it meets the main window (dirty), the lower level ramp wall and pedestrian glass door (contractor debris) and the rusting of the west side metal surrounds of the terrace entrance stairs.

The next Board of Directors meeting will be Friday, February 17, 2017 at 9:30 am.

There being no further business, the meeting was adjourned at 11:05 AM.