

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

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

Directors Present: Sharon Lapid, Richard Ramsey and Brent Yoder. Lisa Portnoff attended via teleconference. Also attending: Alan Aegerter, Manager and 5 owners.

**Minutes of previous meeting:** **MOTION** by Richard Ramsey, 2<sup>nd</sup> by Lisa Portnoff to approve the minutes of the November 14, 2015. **APPROVED** by a 4-0 vote.

**Financial Report:** The 2015 fiscal year financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account ended 2015 at a \$ 9,371 loss with total revenues \$6,621 positive to budget and total expenses \$15,992 over budget. The decision to utilize excess 2014 funds to re-plant the terrace resulted in this loss. For expense categories, ADMIN expenses were \$1,870 over budget, BUILDING expenses were \$25,459 over budget, COMPLEX (L&R) expenses were \$24,960 under budget, PAYROLL expenses were \$739 under budget, our RESERVE contribution was \$3,474 over budget and UTILITY expenses were \$10,888 over budget.

The Reserve Fund summary for 2015 finished with a balance of \$268,598. We had \$ 307, 934 in expenditures in 2015 (NuFlow \$222,201, new emergency power generator \$77,145, fire systems and pumps repairs at \$8,588). 2016 possible expenditures include NuFlow \$60,000, terrace deck re-coating \$15,000, building spall repairs \$40,000 and misc. pumps and motors \$20,000.

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

The Manager reported the building population (units occupied) to be 75 for December and 91 for January.

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

1. A leaking unit sprinkler pipe, two units had minor damage.
2. A cracked master bath lateral pipe in the 04 stack was replaced by our staff. There was minor damage to the unit below.
3. A bathroom supply line was discovered to have a pin-hole leak during remodeling. Staff replaced the copper supply line.

Remodels; the following units are completed: 403, 1004, 507 and 309.

The following units are in progress: 707 (2 weeks), 902 (2 weeks),  
1101 (1 week), 109 (2 months) and 1407 (2 weeks).

The following are on the wait list: 1503 (1 month), 1609 (2 weeks), 302 (2 months), 901  
(2 months), and 607 (2 months).

Our vendor installed the new water booster pump January 12<sup>th</sup>. SDGE approved a rebate of \$2800 as this new equipment is much more efficient than our original pump.

Hallway warranty work to replace cracked tile will be done in February. We are also experiencing problems with our unit doorbells: batteries don't last long, the chimes ring when no one is at the door or the chimes stops working altogether. We are looking at other chimes/door button combinations that we can consider for replacement.

The NuFlow drain pipe epoxy lining project is almost done for this year as we are now on the last laundry stack. Here is a recap of this season's work:

Oct. 12 – 23	07 stack	Nov. 30 – Dec. 11	06 stack
Oct. 26 – Nov. 6	08 stack	Dec. 14 – 18	inspections
Nov. 9 – 20	05 stack	Jan. 4 – 15	09 stack
Nov. 23-27	no work	Jan. 18 – 29	03 stack

#### Upcoming projects:

5-year fire sprinkler inspection of each unit and all common areas is complete. Due to the large number of sprinklers required to be replaced, we are soliciting bids from other certified sprinkler installers. Once the Board decides on a vendor, we will put together a repair schedule where we can do all the replacements in 1-2 weeks. Owners will be invoiced for any sprinklers replaced in their units.

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. It has been determined that we need to retrofit the counterweights to make them heavier. This is an expensive job, approximately \$65,000, and due to this we are seeking additional bids. This is not an immediate safety issue, but is required to make sure our elevators work at optimum efficiency.

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 this Committee would like an indoor location for ping pong as it has not been successful outside the Roeder Pavilion due to windy conditions.

L&R Sharon Lapid reports the Executive Session discussed the Settlement Agreement regarding the MTS issue (the buses on our private property). This Committee also voted to approve the purchase of \$18K of weight lifting equipment at the Health Club.

Landscape Brent Yoder reported that Las Flores will be re-doing the front of their building soon. L&R will be adding more plants and small palms around the Cabrillo pool. The campus is still conserving water where possible. Finally, the pool area at the Roeder may be affected by the fumigation of the Roeder Feb. 1-3.

Facilities No report.

Beach Club Elaine Marcus reported the Club is losing money and recommends drink prices be raised. L&R later approved a \$1.00 increase per drink and to charge \$1.00 for bar snacks. The Friday night dance losses \$100 per night and the Committee is considering rotating the music genre to attract more people. This group is also recommending upgrades to the PA system, carpeting and furniture in the upcoming months.

Insurance The Manager reported for Alex Fitzpatrick that the Committee selected Farmers Insurance at its January 19<sup>th</sup> meeting for the major property and liability policy that covers all 10 buildings and L&R. There was a 2.4% increase in premiums over last year.

Enforcement The Manager reported for Alex Fitzpatrick that this Committee will meet on January 29<sup>th</sup>. One of the items to consider is the \$200 access fee charged to contractors that are performing permitted-type work (unit remodels). This Board desires to maintain this fee as currently defined and not to include those companies doing smaller, non-permitted, work.

Community Alliance Sharon Lapid reported that the City of Coronado has placed signage at our location asking motorists to reduce noise as they travel past our campus. This group will continue to work with City officials and others on the noise concerns.

## **Unfinished Business**

New TV and Internet Contract with DISH.

The proposed new contract with DISH that will provide a bundled TV and internet package to our residents. The new contract will include the updated “room-to-room” TV viewing capability (no longer needing to watch a recorded program on the TV on which it was recorded on), HD and two receivers as well as internet.

Contract talks continue as we attempt to define minimum internet performance. We expect this to be resolved within weeks. As soon as the contract work is complete, we will provide more information on the new package and how we will change out the current equipment. MOTION by Richard Ramsey and 2<sup>nd</sup> by Brent Yoder to authorize President Sharon Lapid to execute the anticipated forthcoming contract if unanimously agreed to by email after review by all Board members. Vote 4-0, motion approved.

## **Unit Remodel Rules Review**

The Board has been discussing 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. One aspect of remodels is the number of workers entering and leaving the building every day. This impacts the garage gates as this is the door we desire they enter and leave with their tools and building materials. Maintenance costs associated with the garage gate repairs over the past five years were \$8403. This is for coil, spring, cable and motor replacement parts. The Manager was asked to piece together all modifications/suggestions made by the Board over the past 6 months into a single document for review at our next meeting.

## **New Business**

None

## **Homeowner Comments**

Unit 501 made a request for various reports from the Manager intended for Board members. The Manager denied his request. The owner requested the current policy of not providing Manager Reports to owners be changed.

Unit 306 requested the Board consider replacing the metal doors leading into our garages due to their rusting and aged appearance.

The next Board of Directors meeting will be Friday February 19<sup>th</sup> at 9:30 am.

There being no further business, the meeting was adjourned at 11:25 AM.