

**Coronado Shores Condominium Association #8 – El Encanto**  
**Executive Session of the Board of Directors**  
**APPROVED**  
**February 19, 2016**

The Executive Session 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 was the Association Manager Alan Aegerter.

Member request for Association records, specifically to receive documents prepared by the Manager for the Directors. MOTION by Richard Ramsey, 2<sup>nd</sup> by Brent Yoder to deny the request. APPROVED by a 4-0 vote.

MTS bus location issue. The issue was discussed. The Manager was asked to contact the Association attorney, after consulting with the other Managers, regarding the creation of a ballot measure.

**Director Ryan Tseng arrived.**

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED**  
**February 19, 2016**

The Meeting of the Board was called to order at 9:50 am in the Manager's office.

Directors Present: Sharon Lapid, Richard Ramsey, Ryan Tseng and Brent Yoder. Lisa Portnoff attended via teleconference. Also attending: Alan Aegerter, Manager and 1 owner (Unit 1505 Dr. Rizkallah).

**Minutes of previous meeting:** MOTION by Richard Ramsey, 2<sup>nd</sup> by Brent Yoder to approve the minutes of the January 22, 2016 subject to the inclusion of the Landscape Sub-Committee report. APPROVED by a 5-0 vote.

**Financial Report:** The January 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 24,801 positive to budget. For expense categories, ADMIN expenses were \$1,021 over budget, BUILDING expenses were \$499 under budget, COMPLEX (L&R) expenses were \$5,238 over budget, PAYROLL expenses were \$9,477 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$1,911 over budget.

The Reserve Fund report for January 2016 shows a balance of \$266,892. 2016 possible expenditures include NuFlow \$24,250, terrace deck re-coating \$15,000, building spall repairs \$40,000 and misc. pumps and motors \$20,000.

## **Homeowner Comments**

Unit 1505 made a request that the Board create a “cost cutting” sub-committee to assist the Board in identifying areas where we could save money. The Board asked the Manager to schedule an energy audit with SDGE for Director Richard Ramsey, the Manager and Dr. Rizkallah to review.

## **Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 81 for February.

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

1. A leaking unit washer supply line, no damage to other units.
2. A cracked master shower tile floor and leaking shower control valve. There was minor damage to the unit below.

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

The following units are in progress: 707 (2 weeks), 902 (2 weeks), 109 (1 month) and 402 (1 month).

The following are on the wait list: 1503 (1 month), 1609 (2 weeks), 302 (2 months), 901 (2 months), 607 (2 months) and 609 (1 month).

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

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 done for this year.

Upcoming projects:

5-year fire sprinkler inspection of each unit and all common areas is complete. We received bids from 4 vendors to perform the sprinkler replacement work. MOTION by Richard Ramsey, 2<sup>nd</sup> by Ryan Tseng to contract with Red Hawk Fire & Security to make the necessary repairs at a cost of \$ 38,500. VOTE 5-0 in favor. The Manager was instructed to have Red Hawk perform 2 unit inspections prior to starting the repair 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. 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 No report.

L&R Sharon Lapid reports the Executive Session discussed the Settlement Agreement regarding the MTS issue (the buses on our private property) and a community vote is suggested. This Committee will release \$ 18,000 in funds not used during the 2015 year back to the 10 Associations. A new parking control system will be installed by the end of March.

Landscape Brent Yoder reported the Committee will focus on small projects this year mostly concentrating on water conservation and replacing plants that are old/not doing well.

Facilities Sharon Lapid reports this committee has identified many potential projects, including areas damaged by the recent storms (tennis courts and pools areas), for action. As of yet none have been approved.

Beach Club No Report.

Insurance Alex Fitzpatrick communicated that he will not be able to continue as our Representative for this Committee. Richard Ramsey will plan on attending the next meeting that will decide on the campus-wide workers compensation insurance policy.

Enforcement No Report.

Community Alliance No Report.

### **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. Contract talks continue as we attempt to define minimum internet performance.

## Unit Remodel Rules Review

The Board 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 was asked to do the following:

Create a write-up on box and furniture staging for unit move-ins/outs

Update the current rules document with

Find previous motion to increase the elevator use fee to \$750

New definition of when a remodel is complete

Change the window section, page 13 section 19, to accommodate multiple slider configurations.

Change the specific rules section 11 on page 18 to reflect our newer policies.

Remove section 16 on page 19 as it no longer applies and modify section 17 to include both elevators

Remove item “a)” from section 2 as it no longer applies.

Reduce the amount of fine to \$100 for item “j)”

## **New Business**

Building upgrade, side entrances to garages. Various upgrades were discussed that would increase our security and reduce the need to use both unit keys and ID Cards to access resident units when walking into our building. MOTION by Sharon Lapid and 2<sup>nd</sup> by Brent Yoder to purchase and install 4 additional access control locks to be placed on the ocean side doors (2 metal doors leading into the garage and 2 glass pedestrian doors adjacent to the vehicle garage gates). VOTE 5-0 in favor.

The next Board of Directors meeting will be Friday March 18<sup>th</sup> at 9:30 am.

There being no further business, the meeting was adjourned at 11:30 AM.