

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
February 22, 2019

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

Directors Present: Brent Yoder, Richard Ramsey, and Jan Zobrist. Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and 5 homeowners (Don Bushell Unit 501, Terry Zach and John Pottridge Unit 709, Sharon Lapid Unit 1507, and Bruce Mackie Unit 207,).

Minutes of previous meeting: MOTION by Jan Zobrist 2nd by Richard Ramsey to approve the minutes of the January 18, 2019 Board of Director's meeting. APPROVED by a 4-0 vote.

Financial Report: The financial reports for January 2019 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. The Operating Account ending the month \$15,747 favorable to budget. Revenue was \$414 unfavorable to budget. For expense categories, ADMIN expenses were \$33 unfavorable budget, BUILDING expenses were \$7,308 favorable budget, COMPLEX (L&R) expenses were \$12,632 favorable to budget as we have made no insurance claims, PAYROLL expenses were \$2,415 favorable to budget due to lower workers compensation insurance payments, our RESERVE contribution was at budget and UTILITY expenses were \$9 unfavorable to budget.

At this point Director Miguel Pasquel joined via teleconference.

The Reserve Account as of January 31, 2019 had a balance of \$879,586. \$354,586 is held in cash at our Cal Private Bank and \$525,000 is held in interest bearing CD accounts with Edward Jones. There were no 2019 expenses so far. The planned 2019 high-probability expenses are identified as \$46,000 in building spall repairs, \$35,000 for a new access control system, \$4,500 for new roof tie-down brackets, \$3,000 for new roof exhaust fan housing, and \$750 for a new heat pump circulation motor. Medium probability for \$4,000 in misc. pumps and motors and low probability for \$70,000 for a new fire sprinkler diesel motor and pump.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 85 for January and 79 for February. We processed 18 work orders in January and 9 so far for February. We had 3 water leaks since our last meeting: a 04 stack unit with a leaking tub drain, a 02 unit also with a tub leak and a 09 unit with a clogged bath sink that overflowed. Two of the three caused minor damage to the unit below them. Each owner took care of their own repairs. It was brought up that there was also water damage in one of our storage rooms as water came through the tiered planter. The Manager is still gathering information on water detection systems and will present that at our next meeting.

Staff responded to 14 resident work requests, responded to 3 water leaks and provided normal equipment preventative maintenance activities.

Our next window washing is scheduled for March, no specific dates as of yet.

During the big storm in early February a melicucca tree was blown down by our exit ramps. L&R will replace it with another type later in the Spring (perhaps a New Zealand Christmas tree). That same storm blew a lot of water into our boiler room on the roof. That got the unit heat pump boiler controls wet and the boiler shut down. It took 24 hours for staff to dry things out and re-start the boiler.

We are now in Remodel Season and have 2 full remodels and 1 window replacement project in work with 1 other that will begin in the Mar timeframe.

We have contracted with A.M. Owners to perform the audit of the 2018 financials as required by law. McCaffery Reserve Consulting was selected to perform the required on-site inspection of all our mechanical, electrical and plumbing components to update our reserve study, We have also contracted with Jason Interior Designs to create CAD drawings of our hallways, mail room, upper and lower elevator lobbies, main lobby and entry. This is to support to ongoing potential building renovation project.

We had the following complaints since our last meeting; a high-pitched sound that pointed us to a motor for the heat pump water circulation pump. Staff replaced. We had a noise complaint regarding a unit remodel; no action was taken as this was approved work. Lastly a unit complaint about their heat pump not working well was referred to their contractor for assistance.

There were no L&R or building violations since our last meeting.

Committee Reports

L&R: Jan Zobrist reported the lagoon project is behind schedule as some unforeseen items were encountered. The Committee has approved a \$10,000 cost overrun from the contractor. The work on the flooded L&R Office continues and the staff will remain working from the temporary trailer located by the tennis courts.

Insurance: John Pottridge reported this committee will meet next of March 21st.

Enforcement: Don Bushell reported on the Jan. 25th meeting that they discussed the following: installing speed bumps or humps; the new officers are Committee Chair Oliver McGonigle and Treasurer Don Smith; the acquiring of more pumps to assist the storm drains and the lagoon bridge repair work (guard post and lighting) of approximately \$60,000 which was not included in the lagoon renovation project special assessment.

Beach Club: Jan Zobrist reported they have a new manager (Mike) and he is settling in well. The Beach Club pool area will be closed in the March-April timeframe while the pool is being resurfaced. This pool will be getting new furniture once the construction is completed.

Facilities: Jan Zobrist reports the Lagoon is the major item they discuss and monitor.

Landscape: Brent Yoder reports they had a special meeting last week to vote of the lagoon cement color (a dark grey) and discuss the tree replacement plan.

Recreation: Jan Zobrist reported the committee discussed their current status as an “advisory group” and recommended to the L&R committee that they be reinstated as a formal sub-

committee of L&R. The group also discussed the value of family activities and wishes to have more input.

Community Alliance Terry Zack reported the previous meeting at the Beach Club with the Hotel Del and City officials was very well attended. They are now planning a follow-up meeting which will be at the Hotel. They are also planning a separate meeting with the City and Caltrans to get updated on State highway 75 and the new traffic light plan.

El Encanto Design Group: Sharon Lapid reported the Group is working on collecting cost information for wallpaper, carpet and other items of the building common area proposed renovation. The CAD drawings of these areas as noted earlier will be completed soon. The Group requests the Board begin the Special Assessment process as soon as possible to allow for the collection of monies to build our reserve account over time.

Unfinished Business

Board President Brent Yoder addressed the potential building renovation. We will wait to hear more from the Design Group as they complete their cost estimation work before any additional action is taken by the Board.

Access Control System replacement. The Manager provided a proposal from the vendor we currently use for access control locks at our last meeting and still is waiting on proposals from other vendors.

New Business

The Board discussed a total building no smoking policy and how to achieve it. Each Director voiced a concern for our resident's health due to second-hand smoke. The Manager reviewed the process which includes marketing and procedural elements that would inform, collect the views of the owners, and ultimately cause our CC&R's to be modified. The Manager will confer with our attorney to create a detailed plan to present to the Board at our next meeting.

Homeowner Comments:

Unit 501 spoke about the need to review current operations and focus on changes that would save money. He also suggested taking the parking space currently used by the Building Engineer and put it in the pool to rent out (we currently have 8 parking spaces the Association rents out). The Manager was asked to place this on the agenda for next month.

Unit 1507 commented how nice it was to have El Encanto fully represented at all the campus committees, sub-committees and groups.

Director Lisa Portnoff spoke about the MTS buses and their use of Avenida de las Arenas to turn around. This creates traffic and safety hazards to our residents now and will only be a greater risk when the Hotel work closes down Avenida del Sol as part of their campus renovations.

The next Board of Directors meeting will be Friday March 22 at 9:30 am in the Lobby.

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