

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**March 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 and Miguel Pasquel attended via teleconference. Also attending: Manager Alan Aegerter and 3 homeowners (Don Bushell Unit 501, Terry Zach and John Pottridge Unit 709).

**Minutes of previous meeting:** MOTION by Richard Ramsey 2<sup>nd</sup> by Jan Zobrist to approve the minutes of the February 22, 2019 Board of Director's meeting. APPROVED by a 5-0 vote.

**Financial Report:** The financial reports for February 2019 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. The Operating Account ending the month \$28,983 favorable to budget. Revenue was \$3,250 favorable to budget. For expense categories, ADMIN expenses were \$386 favorable budget, BUILDING expenses were \$14,798 favorable budget, COMPLEX (L&R) expenses were \$11,974 favorable to budget as we have made no insurance claims, PAYROLL expenses were \$9,262 favorable to budget due to lower workers compensation insurance payments, our RESERVE contribution was at budget and UTILITY expenses were \$3,786 unfavorable to budget due to high gas and electric use.

The Reserve Account as of February 28, 2019 had a balance of \$930,302. \$403,259 is held in cash at our Cal Private Bank and \$527,043 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 79 for February and 70 for March. We processed 12 work orders in February and 9 so far for March. We had no water leaks since our last meeting. Staff responded to 12 resident work requests this period, worked on the hallway painting project and provided normal equipment preventative maintenance activities.

Our March window washing is underway and is scheduled to be completed by March 28<sup>th</sup>.

The exterior building spall repair for stacks 03, 02, 01 and 09 started on March 18<sup>th</sup>. We expect them to finish by April 5<sup>th</sup> depending on the weather.

We are now in Remodel Season and have 2 full remodels and 1 window replacement project in work.

We have contracted with A.M. Owners CPA to perform the audit of our 2018 financials as required by law. They should have their report to us by our next meeting.

An updated building project list was provided for review.

McCaffery Reserve Consulting has completed their on-site inspection and report of all our mechanical, electrical and plumbing components to update our reserve study. The Board will review the document.

The DISH TV and Internet contract is due to expire May 11, 2019. The Manager has asked AT&T, DISH and Spectrum to provide bids. AT&T has declined but DISH and Spectrum plan to submit proposals. The Board delegated Richard Ramsey, the Manager and one homeowner to meet with each vendor to review initial proposals. The full Board will review both at our April meeting.

At the Board's request, the Manager provided a proposal for a water detection system that alerts us when there is water on the floor of any unit. Their system is installed currently at Las Palmas. After review the Board asked the Manager to provide a report noting the number and severity of water leaks the past 3 years to gauge what are losses due to water leaks are. Director Jan Zobrist will talk with members of the Las Palmas Board to see what process they went through to purchase their system.

We had the following complaints/requests since our last meeting; an owner asked that we relocate the sign holder in the elevator to make them lower and easier to read; one unit reported they heard contractors working in the building at 7 am (our start time for contractors is 8 am). The Manger walked 4 floors and could not locate the source of the noise and review of the cameras on the elevators showed no contractors entered the building before 8 am; 15 units complained of no internet service on Wednesday March 20<sup>th</sup>. DISH techs were alerted, they notified their 3<sup>rd</sup> party partners and had the repairs made remotely. All units are now running fine.

There were no L&R and 1 building violation (parking space) since our last meeting.

## **Committee Reports**

L&R: Jan Zobrist reported rainy weather continues to cause the lagoon project to be behind schedule. They still are working for a May 31<sup>st</sup> completion date. The work on the flooded L&R Office continues and the staff will remain working from the temporary trailer located by the tennis courts. The committee discussed the General Manager's desire to work on a 5-year plan for major facility projects and have retained a consultant to assist in this effort. Jan asked if this Board wants the L&R Committee to continue with the plans to create a 5-year plan at a cost up to \$20,000. MOTION by Richard Ramsey, 2<sup>nd</sup> by Jan Zobrist to not support this expenditure and project. VOTE 5-0 in favor of the motion. Jan will relay vote on their request at the next L&R meeting. Jan also reported that the committee discussed the AD Hoc security measure that would have the 10 Associations grant enforcement powers to the L&R General Manager. This Board has already voted no on the request at its February meeting and there was no motion to change that at today's meeting.

Insurance: John Pottridge reported this committee met to select the Workers Compensation policy provider at their March 19<sup>th</sup> meeting. Everest National was again selected for the 2019-20 year.

Enforcement: No report.

Beach Club: Terry Zack reported they have a new Committee Chair, our own Jan Zobrist.

Facilities: Jan Zobrist reports the Lagoon and the Beach Club pool renovations as the major items they discussed.

Landscape: Jan Zobrist reports they discussed the revised approved tree planting plan with David Reed. They also agreed to the request to remove a ficus tree that was not healthy and another tree by Las Palmas that was blocking the view of on-coming traffic for pedestrians.

Recreation: Jan Zobrist reported this advisory group has been re-organized by L&R as a sub-committee. The members were supportive of this move.

Community Alliance Terry Zack reported they are following up with the Del. Also Jerry McDonald and Oliver McGonigle from L&R also have been communicating with the hotel and the hotel is a bit confused over who they should be working with.

El Encanto Design Group: Brent Yoder reported that Jason Interior Designs has created the CAD drawings of our hallways, mail room, upper and lower elevator lobbies, main lobby and entry. The drawings have been provided to our renovation interior designer. The next step is for the Board to review the original contract proposed by the interior designer. The Manager was asked to re-send the contract from Juana to the Board.

### **Unfinished Business**

Access Control System replacement. The Manager provided information from two other vendors for our 10 door locks and 2 garage gates access control system. MOTION to accept the contract from Cor-Security. VOTE 5-0 in favor, the motion passes.

No smoking policy. Our attorney, Rhonda Adota from Epsten Grinnell & Howell attended our meeting. She indicated that the initial report to the Board should be in executive session.

### **New Business**

The Board discussed the 8 parking spaces we have and the process currently used to rent them out. Currently once an owner rents a space from the Association, they have it for as long as they want it. Various lottery schemes were noted along with other ideas. Brent asked all to think out the proposals and we will place this item on next meeting's agenda.

### **Homeowner Comments:**

None

The next Board of Directors meeting will be Friday April 19th at 9:30 am in the Lobby.

There being no further business, the meeting was adjourned at 11:15 AM.