

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
May 20, 2016

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

Directors Present: Sharon Lapid and Richard Ramsey. Lisa Portnoff attended via teleconference. Also attending: Alan Aegerter, Manager and 4 owners (Unit 1001 Lew & Trudy Wells, Unit 305 Daniel Jasqui, and Unit 1401 Jeanie Mackedsy).

Minutes of previous meeting: MOTION by Richard Ramsey, 2nd by Sharon Lapid to approve the minutes of the April 22, 2016 Board of Director's meeting. APPROVED by a 3-0 vote.

Financial Report: The April 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 23,762 positive to budget. For expense categories, ADMIN expenses were \$10 under budget, BUILDING expenses were \$6,023 over budget, COMPLEX (L&R) expenses were \$12,960 under budget, PAYROLL expenses were \$4,777 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$7,671 under budget.

The Reserve Fund report for April 2016 shows a balance of \$281,989. 2016 expenditures to date include NuFlow \$38,850, Sprinkler system pump \$1,443, domestic water pump \$5,615 and 4 new access control locks \$10,780. Anticipated expenditures for the remainder of the year include terrace deck re-coating \$19,500, elevator counterweight repair of \$35,000, building spall repairs \$30,000, and misc. pumps and motors \$8,000.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 72 for May.

We experienced one plumbing leak since our last meeting: a leaking sprinkler head in Unit 601. There was no damage.

All remodels are complete. There are 4 Units that have carpet replacement, appliance installations, kitchen cabinet replacement, painting and other minor work being done. The remodel season ends May 31, 2016.

Hallway warranty work to replace cracked tile is 75% complete. Miscellaneous elevator surround repairs are also being performed.

Our new water booster pump was installed January 12th and follow-up optimization work performed. The post-install SDGE audit (verifying the actual energy used by the new pump) has been performed and SDGE is now reviewing all the collected data as part of the cash rebate program.

We need to retrofit the elevator counterweights to make them heavier as over time the weight of the cement used in the counterweight has dramatically dropped. OTIS Elevator and Thyssen Krupp provided bids to perform this work. MOTION by Richard Ramsey, 2nd by Lisa Portnoff to select Thyssen Krupp to perform this work. VOTE 3-0 in favor, the motion passes. The Board desires this to be done after the summer.

The proposed new contract with DISH that will provide a bundled TV and internet package to our residents has been signed. DISH will begin installing the new TV receivers next week. The internet portion will be done after summer as we are waiting on new equipment.

The 5-year fire sprinkler inspection of each unit and all common areas and the replacement of defective sprinklers are complete.

Applied Restoration Inc. (ARI) has been selected to apply a clear-coat on our terrace. This work began May 16th and should be done by May 27th.

We have applied to SDGE for an Energy Audit to review other savings opportunities. Two of SDGE's recommended lighting partners have performed on-site inspection. Only one company reported back that we can proceed with a project to replace the current florescent lighting with new LED lighting under a rebate program. The Manager will schedule an appointment with Richard Ramsey and Dr. Rizkallah (the Energy Audit Sub-committee) to meet with the contractor.

Staff completed the cleaning of all kitchen sink main drains. We hired Bill Howe plumbing to clean out the larger 6" and 8" sewer lines to complete this preventative maintenance work.

Upcoming projects:

Staff will re-surface the garage drive ramps and apply new epoxy surfaces at the garage doors leading into the building in June. The Manager was asked to get options for a more permanent coating/surface for the garage drive ramps as the current method of "re-painting" doesn't last long.

Staff will paint hallway electric room doors, elevator surrounds and trash room doors over the summer.

Staff will clean and paint of our east stairwell during the summer and fall.

The cleaning of the laundry vents will be scheduled in the Fall. 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.

Committee Reports

Recreation Sharon Lapid reported they purchased 10 new card tables to be used at the Roeder. Sr. Aerobics will end June 8th and will start back in late August. A new class, "insanity" that is a more robust training, will be starting soon. Flyers will be posted when received.

L&R Sharon Lapid reports the Committee voted to approve the new hardcore exercise class. They are considering closing one of the three doors that lead into the Beach Club pool to allow for a Pool Monitor at each entrance.

Landscape Brent Yoder reported that campus water usage continues to decrease. Tree trimming and palm skimming is in process and should be completed by the end of the month. The Committee recommended the removal of a dead tree on Avenida Lunar. The main entrance, south side, has been re-landscaped with seasonal colors (red, white and blue). The north side will be done with the same along with removal of hedges and hawthorne bushes. The group has looked at our front and side plantings and have some recommendations that were shown to the Board at its April meeting, but there is no timeframe for the recommended work to be done.

Facilities Sharon Lapid reports this committee did not have a quorum at its last meeting therefore no action could be taken. The tennis court repairs are expected to be completed by mid-June. There are new pool furnishings and BBQs that will be installed soon.

Beach Club Sharon Lapid reported this committee is looking at adding more activities as only 12 of the available 70 hours per week they are open has any planned activity. The new ping-pong table top that goes over the pool table has arrived.

Insurance No report.

Enforcement No report.

Community Alliance Mary Ericson

Unfinished Business

There was no unfinished business.

New Business

There was no New Business.

Homeowner Comments:

Unit 1001 noted we need a better campus landscaping plan as water restrictions are being lifted. They feel there is not enough color in the current campus plantings and the overall “look” of the campus is not good.

The next Board of Directors meeting will be Friday June 17th at 9:30 am.

There being no further business, the meeting was adjourned at 10:45 AM.