

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
June 16, 2017

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

Directors Present: Sharon Lapid, Brian Shook and Richard Ramsey. Lisa Portnoff and Brent Yoder attended via teleconference. Also attending: Manager Alan Aegerter and four homeowners (Don and Maribah Bushell Unit 501, Elaine Marcus Unit 802 and Jeanne Angell Unit 1401).

Minutes of previous meeting: MOTION by Richard Ramsey, 2nd by Brian Shook to approve the minutes of the May 19, 2017 Board of Director's meeting. APPROVED by a 5-0 vote.

President Sharon asked the homeowners if they would prefer to speak now vs. waiting to the end of the meeting.

Elaine Marcus reported on the Beach Club Committee as our representative: They will be selling hot dogs for the summer months, on July 15th they will have a "salsa" party and the annual Fashion Show will be on August 10th.

Financial Report: The May 2017 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account was \$3,869 positive to budget for the year. For expense categories, ADMIN expenses were \$1,512 over budget, BUILDING expenses were \$4,382 over budget, COMPLEX (L&R) expenses were \$1,703 under budget, PAYROLL expenses were \$3,301 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$2,595 under budget.

The Reserve Account report for May 2017 was also provided. The Reserve Fund balance as of June 6, 2017 was \$537,727. Anticipated expenses for 2017 include elevator repairs (\$20,226), various motors and pumps (\$2,000), exterior building spall repairs (\$20,000), Fire sprinkler engine & pump (\$70,000), renovation design fees (\$10,000) and other possible items (\$16,781).

The Board reviewed the cost and results for contract cleaning between the two vendors. MOTION by Richard Ramsey, 2nd by Brian Shook to award a 90 day contract to Infinity Staffing. VOTE 5-0 in favor.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 78 for June. Our exterior window began Thursday June 15th.

We experienced no emergencies but did have 4 water leaks since our last meeting: a leaking kitchen faucet, a leaking ice-maker line, a toilet overflow and a shower drain leak. All were unit issues of which 3 resulted in minor damage to the units below them. Each owner will make their own repairs.

Staff responded to 21 resident work requests for the month of May, replaced and painted the steps at the west side entrance to the building, power washed all luggage carts, painted the doors to the lower level elevator lobby and started the demo of the drive ramp surfaces since our last meeting.

Thyssen Krupp performed the elevator counter-weight project on both elevators but need to come back to perform final testing. This will be done before the 4th of July holiday. Vitale Landscaping has installed more river rock at our front planters and planted additional ground cover around the front of our building.

Our Unit remodel season is over. Only painting, carpet installation, furniture deliveries and minor repairs are being allowed at this point. We are also allowing repairs, mostly patch and paint, in the units that suffered water damage as a result of past water leaks.

Upcoming projects include additional front area plantings, completion of the drive ramps, various common area painting and the repair and painting of the west side entrance metal cage. The full outstanding project list was provided by the Manager.

It was decided that the Manager will contact the building's Design Committee for final approval of all colors before common area paint work.

Service requests were discussed and the Board decided that no changes in policy or rules are required at this time. The Manager will continue to monitor all service requests and will follow up on side jobs.

We had two building rule violations for bathing suits in the Lobby and parking space storage violations. Both owners were notified.

We received complaints for a barking dog and tire pressure in our luggage carts being too low.

Committee Reports

L&R Sharon Lapid provided a Lagoon update noting the recommendations from every contractor they are getting price and design quotations from is to not attempt to save the current liner. Their goal is to attract bids and designs that reduce the overall amount of water while creating a premium water feature. Timeline for the lagoon work is to have a contract awarded in August of this year to start work in the September-October timeframe.

Facilities Sharon Lapid reported they have made repairs to the sidewalk by tennis court 6 and they expect the chair lift at the Health Club to be installed this month.

Landscape Brent Yoder reported the lagoon replacement work will be completed next June. The campus tree trimming is almost done. They plan to remove the hedge-like plants near our south gate entrance and replace with yet-to-be-determined planting also next year.

Beach Club Elaine Marcus provided her report earlier in the meeting.

Health Club No report.

Recreation Sharon Lapid reported they have interviewed a new instructor for upcoming mat Pilates, barre and piyo classes and that the L&R Committee has approved the hiring. We can expect information on new classes to be held on Mondays, Wednesdays and Fridays soon. She also reported that there was no support from the other buildings to authorize a dog park at the grass area behind the La Perla building.

Insurance No report.

Enforcement Brian Shook will be able to attend the upcoming July 28th meeting.

Community Alliance No report

El Encanto Design Committee No report.

Unfinished Business

Building package control procedures and policies were discussed. The Board asked the Manager to complete the process of removing the plastic pigeon holds and install new cabinets in the mail room to facilitate the growing number of packages we receive. The Manager was asked to make a note in the upcoming Newsletters that food and other perishable item deliveries must be made directly to the requesting Unit and that the Association will not accept them.

New Business

There was no new business.

Homeowner Comments:

Jeannie Angell of Unit 1401 complained of people smoking on their balcony. The Manager will contact the residents and make them aware of our rules. Maribah Bushell on Unit 501 questioned the timing and delays of our common area maintenance projects.

The recent high-rise fire in England brought up the discussion of fire safety. The Manager will setup a review of emergency procedures at our upcoming Annual meeting. We will also include a note in our monthly Newsletter.

The next Board of Directors meeting will be Friday, July 21, 2017 at 9:30 am.

There being no further business, the meeting was adjourned at 11:00 AM.