

**Coronado Shores Condominium Association #8 – El Encanto**  
**Meeting of the Board of Directors**  
**APPROVED MINUTES**  
**July 20, 2018**

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

Directors Present: Brent Yoder, Lisa Portnoff and Brian Shook. Sharon Lapid attended via teleconference. Also attending: Manager Alan Aegerter and eight homeowners (Don & Maribah Bushell Unit 501, Bruce Mackie Unit 207, Elaine Marcus Unit 802, Terry Zach and John Pottridge Unit 709, Jan Zobrist Unit 302 and Diane Tierney Unit 909). Due to the number of owners attending the meeting we will hold the August meeting at the L&R Office.

President Brent Yoder announced that beginning today owners comments will be limited to 3 minutes during the "Homeowners Comments" portion of the agenda.

**Minutes of previous meeting:** MOTION by Lisa Portnoff, 2<sup>nd</sup> by Brian Shook to approve the minutes of the June 22, 2018 Board of Director's meeting. APPROVED by a 4-0 vote.

Director Sharon Lapid submitted her written resignation from the Board and President Brent Yoder accepted her resignation. MOTION by Brent Yoder to appoint Jan Zobrist, owner of Unit 302, as Director for the remainder of Sharon's term. 2<sup>nd</sup> Lisa Portnoff. APPROVED by a 3-0 vote.

**Financial Report:** The financial reports for June 2018 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. The Operating Account was \$9,593 positive to budget through June of this year. This was primary due to lower than expected expenses for admin, complex and payroll items. Revenue was \$7,281 positive to budget. For expense categories, ADMIN expenses were \$1,377 under budget, BUILDING expenses were \$2,908 over budget, COMPLEX (L&R) expenses were \$9,736 under budget as we have made no insurance claims, PAYROLL expenses were \$2,814 under budget due to lower workers compensation insurance payments, our RESERVE contribution was \$23,334 under budget as the June contribution payment wasn't deposited until early July and UTILITY expenses were \$10,156 under budget as gas and electricity were less than normal.

The Reserve Account report for June 2018 was also provided. The Reserve Fund balance as of July 12, 2018 was \$743,510. We had expenses of \$2,600 for building renovation design fees, \$34,403 in spall repairs and \$6,260 for roof tie-down inspection services so far in 2018. Planned expenses for 2018 include replacement of one of our fire sprinkler water pumps and motors (\$70,000), NuFlow pipe lining of our wet bar drains (\$50,000), and misc. pumps and motors (\$8,740). We have \$438,330 in cash in our Reserve account and two CDs totaling \$305,179.

The Board asked the Manger to get quotes for additional CD's from non-bank sources that may have higher returns.

We also have collected \$70,919 of the \$108,091 for the Lagoon Maintenance Project Special Assessment and are current in our payments to L&R.

## **Building Maintenance and Repair Report**

The Manager reported the building population (units occupied) to be 68 for June and 113 for July.

We had no emergencies since our last meeting.

There were two water leaks since our last meeting; a leaking shower control valve that caused damage to two units and a corroded Association drain pipe in the 07 stack. Owners made their own repairs in the first leak and the Association replaced the corroded drain pipe and made repairs to the walls where the access holes were made on the second leak.

Staff responded to 25 resident work requests so far in July and provided normal equipment preventative maintenance activities. Staff had little time to continue with the hallway paint work (touch-up paint at the elevator surrounds, utility doors, stairwell doors and polish the stone at the elevators) from our project list. This work will start up again in August

A building inspection was performed by Directors Brent Yoder, Brian Shook, Richard Ramsey and the Manager on June 5<sup>th</sup>. The Manager provided an updated report on the corrections made so far.

Current vendor projects include:

We had our roof tie-downs go through their 10-year inspection the week of June 25<sup>th</sup>. This is an OSHA required test of our safety equipment used by window installation companies and our window washers. We are waiting for their formal report on needed replacements.

We had two complaints since our last meeting; one for a neighbor parking their car over the line that separates the parking spaces and one for the condition of the veneer surrounds on their front door. The Manager contacted the offender of the parked car and is having QualCraft Construction take a look and give us a bid to repair if possible.

There were no L&R violations since our last meeting and 25 El Encanto violations (24 for parking space and one for beach gear being hung out on a balcony). The 15 owners and 10 tenants have been notified and have complied.

The Bike Room Lottery entry forms have been sent to all owners. The draw will be on July 27<sup>th</sup>

## **Committee Reports**

L&R: Brent Yoder reported that as the result of complaints against the L&R General Manager and L&R Chairperson by a small number of campus owners, a formal vote of confidence was held. The result was 9 of the 10 building representatives support both the General Manager's and Chairperson's efforts and performance of their respective duties. Bear Valley Landscape bid was selected to re-build our Lagoon. Contract work will begin soon. The Committee discussed Beach Club drink prices but no changes were voted upon. The 2019 budget workshop is scheduled for August 13<sup>th</sup> in the L&R office; this will not be open to the public. The level of rule enforcement at our pools was discussed by the Board with the overall impression that the enforcement is neither adequate nor consistent. The Manager was asked to draft a position letter to this effect for Brent Yoder's review.

Insurance: No report.

Enforcement: There next meeting is Friday July 27<sup>th</sup> at 2 pm.

Beach Club: Elaine Marcus reports that there was lots of discussion at their recent 2-hour meeting. A small number of representatives were upset with L&R and the L&R General Manager for their oversight the last year. The Coffee Cart is up and running daily and the group is working on the August Fashion Show.

Facilities: Brent Yoder reports the replacement of the pool furniture for the Beach Club and El Camino pools is done. There are some umbrella concerns as the new ones are hard to operate. The exterior wall painting was delayed and now scheduled to be complete by Labor Day. We expect the construction of the Lagoon to begin in September.

Landscape: Brent Yoder reports the group is beginning to discuss what the landscaping should be once the Lagoon project is completed. They are also asking for increased budget to update the landscaping at our main entrance. Our Board supports a small water feature at the grass island just inside our entrance gate.

Recreation: Jan Zobrist reported that each activity (tennis, health club and pool) provided their report to the L&R General Manager. They also address BBQ maintenance complaints they had received. They were told that L&R will add 2 more BBQ's at the Beach Club pool in the future.

Community Alliance No report.

El Encanto Design Group: Sharon Lapid reports they are working on the details for the upcoming July 26<sup>th</sup> Town Hall meeting to introduce the main design elements to the owners. Brian Shook will provide the financial overview for any potential renovations. The meeting will include light hors d'oeuvres and beverages. We expect to send out a follow-up survey late August to help the Board determine the next steps.

Lisa Portnoff brought up that minutes of the various Advisory Groups (they are no longer official sub-committees) are no longer being distributed by the L&R Office. The Manager was asked to obtain these "notes" and distribute as they become available.

### **Unfinished Business**

Remodel rules and painting requirements. The Manager has sent out (mail and email) the proposed rule changes as approved by the Board at its June meeting. This is to satisfy the 30-day owner comment period. The Board will be able to adopt the rules change if they wish at the August Board meeting.

The potential replacement of our current access control system was discussed. The Manger continues to follow-up with the vendors to get updated costs for the enhancements discussed at the last meeting. We should have all information at our August meeting.

## **New Business**

There was no new business.

## **Homeowner Comments:**

Unit 108: Geoff Edmunds formally requested that the palm tree in the planter outside their window be removed as it has now grown and it partially blocks their view. MOTION by Brian Shook, 2nd by Lisa Portnoff to remove and re-locate the palm tree as best suited for the property. VOTE 4-0 in favor the motion passes.

Unit 909: Diane Tierney commented that campus rule enforcement is not happening in many cases.

Unit 709 Terry Zack and John Pottridge commented on inconsistent pool rule enforcement, Beach Club activities and drink prices, some of the landscaping is not doing well and that the Lagoon project should have a surety bond. .

Unit 501: Don Bushell commented on his opposing the recent proposed rule change, terrace planter over-watering, garage space violations and our elevator lights.

Unit 1207; Ryan Tseng requested that during our next internet contract effort that we set a minimum internet speed starting at over 100mbps.

The next Board of Directors meeting will be on Friday August 17th at 9:30 am in the L&R office.

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