

Coronado Shores Condominium Association #8 – El Encanto
Executive Meeting of the Board of Directors
APPROVED MINUTES
July 21, 2017

The Executive Meeting of the Board was called to order at 9:00 am in the Manager's office.

Directors Present: Sharon Lapid, Brent Yoder, Brian Shook and Richard Ramsey. Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter.

Employee issues were discussed.

There being no further business, the meeting was adjourned at 9:25 AM.

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
July 21, 2017

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

Directors Present: Sharon Lapid, Brent Yoder, Brian Shook and Richard Ramsey. Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and three homeowners (Don Bushell Unit 501, Marilyn Covo Unit 1108 and Bruce Mackie Unit 207).

Minutes of previous meeting: **MOTION** by Lisa Portnoff, 2nd by Brent Yoder to approve the minutes of the June 16, 2017 Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The June 2017 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account was \$6,244 positive to budget for the year. For expense categories, ADMIN expenses were \$501 over budget, BUILDING expenses were \$9,595 over budget, COMPLEX (L&R) expenses were \$3,426 under budget, PAYROLL expenses were \$6,101 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$4,216 under budget.

The Reserve Account report for June 2017 was also provided. The Reserve Fund balance as of July 3, 2017 was \$561,095. 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). We have \$256,925 in cash in our Reserve account and two CD (\$204,232 for 12 months and \$100,000 for 6 months).

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 120 for July.

We experienced no emergencies but did have 4 water leaks since our last meeting: a bath tub faucet not sealed, a leaking toilet wax ring, a bath drain pipe leak and a cracked shower drain pipe leak. All were unit issues and all resulted in minor damage to the units below them. Staff replaced the cracked/damage pipes while each owner will make their own ceiling and/or wall repairs.

Staff responded to 24 resident work requests for the month of July (to date) and completed the demo and re-surfacing of the two west side drive ramp since our last meeting.

Thyssen Krupp performed the elevator counter-weight project on both elevators but needs to come back to perform final testing. They were unable to schedule us before the 4th of July holiday and our elevators too busy to consider doing this in July. The Manager will have them in early to mid-August.

Upcoming projects include completion of the drive ramps, power-washing the terrace deck and sand, repair and paint the west side stairs to the terrace and metal cage. The full yearly project list was provided by the Manager.

We had 22 parking space rule violations for storage (all notified, 18 complied and 4 need additional hanging brackets installed), 2 smoking on balcony violations (a formal warning letter was issued), 4 for riding skateboards/roller skates or scooters (verbal warnings were given) and 2 for dogs in the Lobby (verbal warnings given).

We received complaints for storage on unapproved items on a balcony, vehicle damage in our parking garage, carts not being returned, barking dogs, noise and parking space issues. The Board directed the Manager to keep a formal log of all complaints noting action taken by staff and dates of follow-up to all parties.

Committee Reports

L&R Sharon Lapid provided the preliminary 2018 L&R budget for our Board's review and input. Options for the 2018 budget include increasing the cost of a Photo ID Card to \$40 (they are \$30 now). Our Board is supportive of an increase to only \$35. MOTION by Lisa Portnoff, 2nd by Richard Ramsey to support an increase of Photo ID Cards to \$35. VOTE 5-0 in favor, the motion passes. Additionally the campus landscaping was discussed as it was noted there is no increase in the 2018 budget from what was spent this year. The concern is that we will again be under-funded for needed landscape improvements. MOTION by Brian Shook, 2nd by Brent Yoder to recommend increasing the current amount for campus landscaping as appropriate to improve the current condition of our landscape or for the L&R Committee to provide a plan that improves our landscaping without an increase to the current budget. VOTE 5-0 in favor, the motion passes.

Sharon Lapid provided a Lagoon update noting the L&R Committee met in Executive Session to review plans and cost from four vendors; 2 are design only companies and 2 are design and construction companies. The Board will review these plans and provide recommendations next month.

Facilities Sharon Lapid reported they have repaired the roof leak at the Roeder, the men's sauna is currently being repaired and the Health Club lift has shipped from the manufacturer. This Sub-Committee is evaluating upgrading our campus lights to LED and wish to retain the current light poles. The tennis court ball machine now works but must be plugged in. The maintenance crew is adding electric outlets in Court #1. Our Board is concerned with the amount of non-working BBQs at the pools and the sign-up process. It was suggested that all campus equipment/use sign-ups should be done via the internet. Sharon will present that request at future meetings.

Landscape Brent Yoder reported the lagoon is fully drained and the Sub-Committee is looking to see if the bottom gravel is suitable for distribution in certain areas of the campus. Brent will check the back of our building which is mostly dirt now. The sub-Committee determined the current cost per unit to maintain our campus landscaping is \$12/month/Unit based upon our current contribution to the L&R annual budget. Increasing the annual landscaping budget by \$100,000 results in only \$19/month/Unit. We need to poll our owners to see if they support that level of financial support for the campus landscaping.

Beach Club Sharon Lapid reported that the Club has held many activities so far this summer and they were well attended. This Sub-Committee addressed the need to develop guidelines for all activities that handle cash so as to improve reporting and financial reviews.

Health Club No report.

Recreation Sharon Lapid reported the new exercise classes are doing well and that some of the equipment at the Health Club now uses sign-up sheets. The Book Club had 12 attendees last month. The Arts and Craft Show at the Beach Club is the next big activity coming up in August. The issue of dogs off-lease at the La Perla building was discussed at the L&R meeting. We were the only building to support this. L&R will begin to post signs and place additional monitors in the area to cite violations.

Insurance No report.

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

Community Alliance Sharon Lapid reported she met with the City and Caltrans to re-landscape the medians with a variety of succulents.

El Encanto Design Committee No report.

Unfinished Business

There was no Unfinished Business

New Business

There was no new business.

Homeowner Comments:

Kenton Hems, Unit 204, wrote to the Board as being in support of adding funding in the 2018 L&R budget for the installation of lighting on tennis courts 4&5 and the construction of a restroom adjacent to tennis court 6.

Maribah Bushell, Unit 501, wrote to the Board as being supportive of re-landscaping our foot-wash area and showing the La Playa foot-wash as an example.

Marilyn Covo spoke as she feels the level of Front desk services to the residents is less than before.

The next Board of Directors meeting will be Monday, September 25, 2017 at 9:30 am.

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

**Coronado Shores Condominium Association #8 – El Encanto
Executive Meeting of the Board of Directors
DRAFT MINUTES
July 21, 2017**

The Executive Meeting of the Board was called to order at 11:40 am in Unit 1507.

Directors Present: Sharon Lapid, Brent Yoder, Brian Shook and Richard Ramsey. Lisa Portnoff attended via teleconference.

??? issues were discussed.

There being no further business, the meeting was adjourned at ???.