

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
August 19, 2016

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

Directors Present: Sharon Lapid, Brent Yoder and Richard Ramsey. Lisa Portnoff and Ryan Tseng attended via teleconference. Also attending: Manager Alan Aegerter and 3 owners (Unit 501 Don Bushell, Unit 802 Elaine Marcus, and Unit 1505 Tawfik Rizkallah).

Minutes of previous meeting: **MOTION** by Richard Ramsey, 2nd by Brent Yoder to approve the minutes of the July 22, 2016 Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The July 2016 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account is \$ 25,790 positive to budget. For expense categories, ADMIN expenses were \$1,011 over budget, BUILDING expenses were \$16,320 over budget, COMPLEX (L&R) expenses were \$21,384 under budget, PAYROLL expenses were \$1,070 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$16,919 under budget. It was noted that since the DISH contract, and hence the installation of the new TV receivers, had been delayed the billing of the new rate has yet to start. That resulted in the "Utilities" expenses category to be significantly under budget. The Manager was asked to present a "year-to-date" and "previous month" profit and loss statements at future Board meetings.

The Reserve Fund report for July 2016 shows a balance of \$322,167. 2016 expenditures to date include NuFlow \$38,850, Sprinkler system pump \$1,443, domestic water pump \$5,615, 4 new access control locks \$10,780 and \$22,120 for the terrace deck and canopy re-coating. Anticipated expenditures for the remainder of the year include the 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 117 for August.

We experienced one plumbing leak since our last meeting: a toilet wax ring leak in Unit 809. There was minor damage to the unit below that was repaired by the owner.

Hallway warranty work to replace cracked tile had the replacement tiles not match well on the 10th and 15th floors. This replacement work, some carpet replacement and other minor hallway work will be done during the remodel season.

We will have our elevator counter-weights retrofitted to add weight this Fall. Over time the original cement counterweights have lost weight which decreases the performance of the elevators. This will be a 3-4 day project with only one working elevator during this time.

As part of the new contract, DISH technicians have installed most of the new TV receivers and now are getting the new Internet equipment installed at our Building. Once the equipment is in and tested, DISH will be able to provide the Internet to every Unit under the new Bulk Agreement. There has been no formal response to our complaint sent to them last month.

Staff has responded to resident work order requests and replaced two leaking water supply line pipes. Staff has also begun work to re-build one of our domestic water boilers with new heat-exchanger tubes, burners and other components.

Upcoming projects:

Staff will clean and paint our east stairwell during the 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

L&R Sharon Lapid reports the Beach Club is losing money and the Committee is discussing options as well as considering new marketing activities. Water use is still up for the campus landscaping and lagoon use. The General Manager is evaluating use to determine the cause.

Landscape Brent Yoder reported the committee spent almost their entire budget for the year but have been adding ground mulch in many areas and finished the planting at the main entrance. He provided information for a landscape architect to provide us a bid to re-do our front island. In the meantime the Manager was instructed to have Vitale Landscaping remove the box woods and grass planting in the island.

Facilities Sharon Lapid reports the Health Club got 5250 people-visits in July. This Committee is looking into a maintenance agreement with an outside company for the Health Club equipment. Health Club hours will be changed: for summer months they will be open every day from 6am to 8 pm. For non-summer months the schedule will be Mon.-Fri. 6 am to 8 pm and Sat/Sun 6 am to 6 pm.

Beach Club Elaine Marcus reported the recent Fashion Show and End of Year parties were both very successful. They are planning to start Monday Night Football and other new events in the Fall.

Recreation Sharon Lapid reported they will have lap lanes open at the El Camino pool all day.

Insurance No report.

Enforcement The dues to each Association will go up next year from \$300 to \$560 per month. The increase will be mostly used to have our roadways re-slurried.

Community Alliance No report.

Unfinished Business

Building Rules and Regulations review. A number of items were discussed but no formal recommendations were made. The Board will discuss this again at the September meeting.

Operational savings. Unit 1505 recommended the elimination of the 3rd shift Front Desk personnel. The Manager provided a review of the past two years activity during this shift and the Board discussed potential options. The Manager was asked to evaluate potential legal risks as well as revised procedures for residents if there were no Doorperson on duty. This will be discussed again at the September meeting.

New Business

None.

Homeowner Comments:

None

The next Board of Directors meeting will be Thursday September 22nd at 9:30 am.

There being no further business, the meeting was adjourned at 10:40 AM.