

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
September 21, 2018

The Meeting of the Board was called to order at 9:30 am in the Lobby.

Directors Present: Brent Yoder, Richard Ramsey, Jan Zobrist, Brian Shook and Lisa Portnoff. Also attending: Manager Alan Aegerter and ten homeowners (Don & Maribah Bushell Unit 501, Terry Zach and John Pottridge Unit 709, Marvin and Cookie Friedman Unit 1406, Lew and Trudy Wells Unit 1001, Sharon Lapid Unit 1507, and Susan Yoder Unit 1007).

Minutes of previous meeting: MOTION by Lisa Portnoff, 2nd by Brian Shook to approve the minutes of the August 17, 2018 Board of Director's meeting. APPROVED by a 5-0 vote.

Financial Report: The financial reports for August 2018 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. The Operating Account was \$13,070 favorable to budget through August of this year. This was primary due to lower than expected expenses for admin, complex and payroll items. Revenue was \$7,060 favorable to budget. For expense categories, ADMIN expenses were \$1,550 favorable budget, BUILDING expenses were \$7,951 un-favorable budget, COMPLEX (L&R) expenses were \$5,365 favorable to budget as we have made no insurance claims, PAYROLL expenses were \$1,874 favorable to budget due to lower workers compensation insurance payments, our RESERVE contribution was at budget and UTILITY expenses were \$2,938 favorable to budget as gas and electricity were less than normal.

For the Lagoon Special assessment we have received \$81,112 from owners and have paid \$61,684 to L&R.

At our last meeting the Board approved of signing up with Edward Jones for new CD placements. The Manager placed a \$249,000 12-month CD at 2.4% and a \$201,000 6-month CD at 2.1% with Edward Jones earlier in September.

For our Reserve Fund financial report the Board asked the manager to note what percent of probability a listed item would actually be spent. For example we have listed the #1 fire sprinkler engine and pump as an item needing replacement. This is due solely to the equipment now being at the end of its economic life. Its current condition is good and therefore has only a 25% probability of needing to be replaced within the next 12 months.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 102 for August and 73 for September. We process 30 work orders in August and 8 so far for September.

We had no emergencies since our last meeting and one water leak: a building supply line to the washer in the 05 stack leaked causing damage to 6 units. We used a contractor to assist staff in the clean-up and repair.

Staff responded to the noted resident work requests and provided normal equipment preventative maintenance activities. Staff had no 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 late September.

The State elevator inspector checked our elevators in July and our elevator maintenance company, OTIS Elevator, is making the noted corrections. One is to replace the “ropes” (actually steel cables that attached to the cars) on our west elevator. That work started today and will continue through next week.

Suspended Services is completing our quarterly exterior window wash today.

We have hired a company to remove our roof tie-downs that failed their last pull-test. The Manager will get bids for the installation of new ones.

The Board asked the Manager to get a plan to clean the street pavers in front of our Lobby and to look into the reports of mosquitos in various units and bathroom exhaust vents.

We had no complaints since our last meeting and 7 parking space violations (5 owners and 2 tenants). The Manager informed the residents and all but 1 has complied. One needs staff to install new hanging brackets.

An updated building project list was provided to the Board. Due to running out of money the following listed projects will be delayed until 2019: the painting of the drive ramp walls, the scrapping and painting of the east stairwell, and the painting of all doors in the garages,

The Manager announced that Perla will not be returning to El Encanto. She has been on family leave and decided that it was best to remain home with her two children. She will be missed by staff and owners alike.

Committee Reports

L&R: Jan Zobrist reported they approved the Operating and Capital Improvement 2019 budgets by a 6-3 and 1 abstention vote. We abstained as we had many questions before the Board could make their decision. The Capital Improvement budget was \$390,000 for 2019 (it was \$300,000 for 2018) and the Operating budget (for day-to-day expenses for maintenance, payroll and utilities, etc.) for 2019 is \$2,746,695 (it was \$2,418,965 in 2018). Overall a 12% increase. The Manager was asked to setup a teleconference with the L&R Chair and GM with our Brian Shook to go over our concerns.

This committee also approved the request to install new LED lights and a port-a-pottie at the north side tennis courts even though the Tennis Interest Group was not supportive of the plan.

Insurance: Brian Shook noted that the next meeting will be October 16th.

Enforcement: No report.

Beach Club: Jan Zobrist reported they will be getting a new events/entertainment coordinator as the funds were approved as part of the 2019 operating budget.

Facilities: Jan Zobrist reported that the storm drain clean-out work authorized by the Enforcement Committee will begin soon. They also expect the construction of the Lagoon to begin in late September.

Landscape: Brent Yoder reports they are exploring how to add more color to our south entrance area and ideas for a water feature at the grass island just inside our south swing gate. A walk-around was conducted and the Committee suggested adding 2 new plants at our front island.

Recreation: No report.

Community Alliance No report.

El Encanto Design Group: Sharon Lapid asked that future surveys regarding the project be provided to the Group for their input.

Unfinished Business

The Manager opened two new CD's with Edward Jones as instructed. The total amount of the 2 CD's is \$450,000.

Access Control System replacement. The Manager has yet to obtain all the requested information from the vendor. This will be addressed again at our October meeting.

New Business

The potential building common area renovation project was placed on an on-line survey and Brian Shook provided the results. We had 80 owners (of the 135 total) respond to the survey. Homeowners generally like the design, but a majority are not in full support of the budget. A complete response summary is available on our website, www.elencanto.org.

Our 2019 budget was discussed. We know that the L&R line items are going up \$34,830, inflation has gone up 3.1%, California is raising the minimum hourly rate \$1 and we recommend increasing our contribution to our Reserve Fund by \$20,000. The Manager was asked to collect salary comparison numbers from the other campus buildings and the downtown hi-rise community. The Board will review all these figures and discuss further at our October meeting. The final 2019 budget approval will take place at our November 10, 2018 Annual Meeting at the Roeder Pavilion.

Homeowner Comments:

Unit 1001 noted that the campus is looking better and they see improvements.

Unit 1007 said they liked the two upgraded pools and new pool furniture.

Unit 501 spoke about Perla not coming back and how will the administrative support activities that she helped with be handled. He also spoke for the need to create a tenant fee.

The next Board of Directors meeting will be on Friday October 19th at 9:30 am in our Lobby.

There being no further business, the meeting was adjourned at 11:23 AM.