

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
October 27, 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, and Richard Ramsey. Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and two homeowners (Bruce Mackie Unit 207 and Jon Ericson Unit 306).

Minutes of previous meeting: MOTION by Richard Ramsey, 2nd by Sharon Lapid to approve the minutes of the September 25, 2017 Board of Director's meeting. APPROVED by a 4-0 vote.

President Lapid responded to a homeowner request and took the L&R Committee Report, Lagoon project, up next. She reported the project did not receive enough votes to continue and there is now a Town Hall meeting scheduled November 2nd to begin the discussion with the homeowners. These town-hall meetings will allow the L&R Committee to listen to all concerns of the owners before any additional action is taken. Brent Yoder, our Landscape Committee Representative spoke next as this sub-committee agrees that a campus-wide landscape plan focused on whatever is approved for the Lagoon area should be undertaken.

Financial Report: The September 2017 financial reports were reviewed by our Treasurer Richard Ramsey and provided by the Manager. The Operating Account was \$5,688 negative to budget for the year. For expense categories, ADMIN expenses were \$1,471 under budget, BUILDING expenses were \$27,234 over budget, COMPLEX (L&R) expenses were \$5,293 under budget, PAYROLL expenses were \$18,832 under budget, our RESERVE contribution was at budget and UTILITY expenses were \$4,070 over budget.

The Reserve Account report for September 2017 was also provided. The Reserve Fund balance as of October 3, 2017 was \$595,822. Anticipated expenses for 2017 include elevator repairs (\$20,226), various motors and pumps (\$2,000), exterior building spall repairs (\$40,000), Fire sprinkler engine & pump (\$50,000), and other possible items (\$16,781). We have \$291,603 in cash in our Reserve account and two CDs (\$204,165 for 12 months and \$100,054 for 6 months).

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 75 for September and 73 for October.

We experienced no emergencies or water leaks since our last meeting.

Staff responded to 9 resident work requests for the month of September and 10 to date for October. They started the scrapping, priming and painting of the east side stairs to the terrace.

Thyssen Krupp performed the elevator counter-weight project on both elevators and came back to perform final testing in August. The Manager will provide the final report when received.

Contractor projects include Donate Construction replacing 14 brown tiles in our hallways, Vent Pros cleaned our building laundry vents and Hamilton Pacific performed spall repairs on our 07 and 08 stacks.

Upcoming projects include the completion of scraping, repair and paint the east side stairs to the terrace and metal cage.

The Manager was asked to report on the repairs made to our elevators over the past 5 years as they appear to be in need of repair often. The report shows that service call made over the past 5 years have increased, from 1 service call in each 2013 and 2014, 6 service calls made in 2015, 15 service calls made in 2016 and 5 services call so far this year. Many factors (elevator age, increased building population and higher than normal number of units remodeled in 2015 and 2016) contributed to the needed repairs. The opinion of our elevator maintenance providers is that our elevators will continue to last a long time but increased usage wears out rollers, guides and other smaller mechanical parts.

There was one L&R common area parking space violation. The Manager spoke with the resident and they complied. There were no El Encanto violations.

We received complaints regarding the process L&R undertook for the Lagoon project, the spall repair workers got debris on windows and the El Camino pool area was in dis-repair. I notified the spalling contractor and they will come back to clean the windows, L&R maintenance was made aware of the pool and Lagoon projects complaints.

The Board discussed the on-going package control problems (large boxes and packages coming into the building when residents are not here). They agreed to, on a trial-basis, see if we can utilize the cleaning contractors to take up packages daily. The Manager is to monitor the number of packages delivered to units and the amount of time taken to do so. That information will determine if any Association fees should be charged for this service.

It was noted that we are experiencing areas in our garages where dogs are urinating. We are seeing this on lower garage columns and on our newly re-surfaced drive ramps. The Manager was asked to place signage in the garage area to ask resident pet owners to be more responsible.

Committee Reports

Facilities Sharon Lapid reported they are getting bids to repair the leaks at the Beach Club. The newly designed pool gates are in-work and El Camino pool will get the first one in 2-3 weeks. If the design is acceptable the other pool gates will be ordered. The concrete repairs to tennis courts 2-5 are underway.

Landscape Brent Yoder reported the large tree between El Camino and the pool has been removed and they are considering removal of the large ficus tree at our main entry. A landscape architect will be utilized to recommend potential replacements. This sub-committee will review the area at El Camino for new plantings next.

Beach Club Sharon Lapid reported this sub-committee is recommending a remodel of the Club as it has been 10 years since the last upgrade. They will be looking at all elements of the Club before a final report is made. The last big functions have been profitable and they are looking forward to a successful Halloween Party coming up.

Health Club No report.

Recreation Sharon Lapid reports this sub-committee is seeking a high padded table for the Health Club to support rehab exercises. There is a planned donation pick-up date by Father Joe's Village on Saturday Dec. 2nd. Flyers will be posted.

Insurance Manager Alan Aegerter reported this sub-committee selected Sharp Healthcare HMO as the employee healthcare provider for 2018. They provide two options. MOTION from Richard Ramsey, 2nd by Lisa Portnoff to provide the Low HMO Plan, as we have done for the past 2 years. VOTE 3-0 (Brent Yoder abstaining), the motion passes. El Encanto provides this insurance at no cost to our employees.

Enforcement No report.

Community Alliance Sharon Lapid reported that there was cleanup and planting of the median on Highway 75.

More-At-The-Shores Sharon Lapid reported that November 4th will be the holiday boutique and treasure sale from noon to four at the Roeder.

El Encanto Design Committee Sharon Lapid reported that this sub-committee will meet on November 15th to review the presentation from Designer Juana Girault.

Unfinished Business

Our 2018 budget. Treasurer Richard Ramsey provided a proposed 2018 budget for the Board's review and discussion. MOTION by Richard Ramsey, 2nd by Brent Yoder to recommend the 2018 Budget as presented for approval at our Annual Meeting. VOTE 4-0 in favor, the motion passes.

New Business

Earthquake and Flood insurance. At our last meeting an owner suggested the Board consider having earthquake and flood insurance. The Manager acquired an estimate from one agent: a \$55 million policy, covering both for flood and/or earthquake, would have a premium of \$65,000. The Manager was asked to get more details on this type of policy and have an experienced agent come to our December meeting to provide a presentation.

The Ballot printing and mailing process was discussed. We needed to send a 2nd ballot out due to a typo in the first paragraph. The Manager called all units that sent in a ballot before the "corrected" ballot was mailed out. There was also a problem with the mailing house's address auto-check system. Their new system automatically checks the address we submitted against a US Postal Service database and automatically changes the mailing label to what the Postal Service database thinks is correct. We found two units that had their ballots go to an incorrect address. The Manager will call each unit that has not sent in a ballot to verify they received their ballot. Future mailings will have the mailing house check each piece before it goes to the post office to make sure the address we provided was used and not changed.

Homeowner Comments:

Judy Frame, Unit 102, wrote to complain that the El Camino pool area was in dis-repair.

Lew Wells, Unit 1001, wrote to oppose the process the L&R Committee took for their Lagoon project.

The next Board of Directors meeting will be our Annual Meeting on Saturday, November 11, 2017 at 11:00 am in the Roeder Pavilion.

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