

Coronado Shores Condominium Association #8 – El Encanto
Meeting of the Board of Directors
APPROVED MINUTES
October 19, 2018

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

Directors Present: Brent Yoder, Richard Ramsey and Jan Zobrist. Brian Shook and Lisa Portnoff attended via teleconference. Also attending: Manager Alan Aegerter and ten homeowners (Don Bushell Unit 501, Terry Zach and John Pottridge Unit 709, Cookie Friedman Unit 1406, Judy Parris Unit 1506, Kathy Solovay Unit 1609, Lois Richmond Unit 208, Jon Ericson Unit 306, Sharon Lapid Unit 1507, and Susan Yoder Unit 1007).

Minutes of previous meeting: **MOTION** by Jan Zobrist, 2nd by Richard Ramsey to approve the minutes of the September 21, 2018 Board of Director's meeting. **APPROVED** by a 5-0 vote.

Financial Report: The financial reports for September 2018 were reviewed by our Treasurer Richard Ramsey prior to this meeting and provided by the Manager. The Operating Account was \$19,247 favorable to budget through September of this year. This was primary due to lower than expected expenses for admin, complex and payroll items. Revenue was \$13,967 favorable to budget. For expense categories, ADMIN expenses were \$1,264 favorable budget, BUILDING expenses were \$4,985 un-favorable budget, COMPLEX (L&R) expenses were \$5,669 favorable to budget as we have made no insurance claims, PAYROLL expenses were \$2,126 favorable to budget due to lower workers compensation insurance payments, our RESERVE contribution was at budget and UTILITY expenses were \$1,288 un-favorable to budget as water and electricity were more than planned.

For the Lagoon Special assessment we have received \$91,223 from owners and have paid \$76,4874 to L&R.

Building Maintenance and Repair Report

The Manager reported the building population (units occupied) to be 73 for September and 74 for October. We processed 10 work orders in September and 9 so far for October.

We had a power outage on October 4th that caused some damage (burnt out lights and access control system circuit boards). The Manager was asked to see what information we can get from SDGE as some owners also had damage to their appliances and will submit insurance claims.

Staff responded to the noted resident work requests, provided normal equipment preventative maintenance activities and continued with the hallway paint work.

The State elevator inspector checked our elevators in July and our elevator maintenance company, OTIS Elevator, replaced the "ropes" (actually steel cables that attached to the cars) on our west elevator. We received current permits for both elevators from the State. The Manager was asked to check with OTIS on specific dates the new floor indicator lights will be installed.

We have hired a company to remove our roof tie-downs that failed their last pull-test, that work was done. We are now getting bids for the installation of new ones and coordinating this effort with the other 9 buildings to reduce costs.

We had the following complaints since our last meeting; an owner got a call after 10 pm regarding a package and our policy is not to call after 8 pm. The Front Desk person was made aware. We had workers leave a unit door open and dust and debris got into the hallway. The contractor was talked to about this and will better monitor the door. There was a complaint about children playing in the hallways. The owner was notified of our rule not to gather in the hallways and will comply. Finally we had a complaint about water quality as an owner found particles in their water. The Manager called in California America Water to test and no bacteria was found. We continue to monitor as needed.

We are now receiving copies of parking citations issued by L&R. There were 2 in August for not parking head-in, 1 from September also for not parking head-in and 5 so far in October (2 for not parking head-in, 1 for parking on the cul'd sac circle and 2 for expired parking permits. All but 1 was issued to resident visitors. The Manager was asked to add parking rules in our upcoming monthly Newsletter.

We are now in Remodel Season and have 2 full remodels in work and 3 small unit projects slated to start in the next 2-3 weeks.

Committee Reports

L&R: Jan Zobrist reported the lagoon project is on schedule and the company is doing a fine job. The winter pool "no heat" schedule is out and will be posted in our mail room. The Beach Club pool will be renovated next year. We abstained on the L&R Budget vote last month as we had many questions on the budget details. So far the L&R General Manager has not responded.

Insurance: No report.

Enforcement: No report.

Beach Club: Jan Zobrist reported the Elvis night was a good money maker and the upcoming Halloween Dance is also expected to do well.

Facilities: No report.

Landscape: Brent Yoder reports they are exploring the removal of 3 large fig trees on campus as they are damaging the roadways. Also the tree at our cul'd sac is not doing well and an arborist will be used to treat it. We had two new red plants placed in our front island and two small trees planted by our outside shower on the west side of the building.

Recreation: Jan Zobrist reported this committee is still discussing the approved request to install new LED lights for 4 courts and the port-a-pottie now placed at courts 2-5. The initial budget of \$11,000 for new LED lights may not be enough for the type of lighting now recommended for four courts and may just cover 2.

Community Alliance They held a successful Candidate debate night at the Beach Club last week and are scheduling a town hall meeting with representatives from the Hotel Del to talk about their master plan construction currently underway.

El Encanto Design Group: Sharon Lapid said their group is waiting to hear from the Board on next steps and would like to see financing options discussed for any new surveys.

Unfinished Business

Board President Brent Yoder addressed the potential building renovation. After reviewing the results of the survey and the comments from the responding owners it was clear that 2/3 of the respondents voiced concerns for a full building renovation. He suggests a partial renovation based upon owner priorities be considered. He then asked the other Directors to tell him their thoughts. The other four Directors agreed that there was no mandate from the survey respondents to do a full renovation and that a partial renovation was a better plan. The 10 owners in attendance were also asked their opinion and provided input.

The Design Group was directed to put together a plan for partial renovation. The Board will also consider if a new survey should be submitted to the owners on this new approach. The Manager was asked to provide the original Designer's proposed contract to the Board for review.

Access Control System replacement. The Manager has yet to obtain all the requested information from the vendor. This will be addressed again at our December meeting. It was noted that funding for this replacement system will come from our Reserve account.

Our 2019 budget was discussed. The Directors were provided a budget that included the hiring of an Administrative Assistant/Front Desk person that would fill the role that Perla was doing. MOTION by Brent Yoder, 2nd by Jan Zobrist to submit this budget to the 2019 Board at our Annual Meeting. PASSED 5-0. The final 2019 budget approval will take place at our November 10, 2018 Annual Meeting at the Roeder Pavilion.

New Business

There was no new business.

Homeowner Comments:

Unit 1609 noted that she had her microwave damaged from the power outage on October 4th. The manager was asked to get with SDGE for their documentation so the owner could file an insurance claim.

Unit 1506 complained about the metal frame on top of La Princesa. This is something that we had sent a letter to L&R about as it is an eyesore. She also asked why all the buildings can't be the same exterior color.

The next Board of Directors meeting will be our Annual Meeting on Saturday, November 10th at 11:00 am in the Roeder Pavilion.

There being no further business, the meeting was adjourned at 11:18 AM.