

Coronado Shores Condominium Association #8 – El Encanto
Organizational Meeting of the Board of Directors
APPROVED MINUTES
November 11, 2017

The Organizational Meeting of the Board was called to order at 12:05 am in the Roeder Pavilion.

Directors Present: Sharon Lapid, Lisa Portnoff, Richard Ramsey and Brent Yoder. Also attending: Alan Aegerter, Manager and 33 owners.

Minutes of previous meeting: MOTION by Brent Yoder, 2nd by Sharon Lapid to approve the minutes of the October 27, 2017. APPROVED by a 4-0 vote.

Vote for Officers

Manager Alan Aegerter conducted the vote for the position of President. MOTION to elect Brent Yoder as President by Lisa Portnoff, 2nd by Richard Ramsey.
PASSED 4-0.

President Brent Yoder conducted the vote for position of Vice President and Secretary. MOTION to elect Lisa Portnoff by Richard Ramsey, 2nd by Sharon Lapid. Passed 4-0.

President Brent Yoder conducted the vote for position of Treasurer. MOTION to elect Richard Ramsey by Sharon Lapid, 2nd by Lisa Portnoff. Passed 4-0.

President Brent Yoder conducted the vote of position of L&R Committee representative. MOTION to elect Sharon Lapid by Lisa Portnoff, 2nd by Brent Yoder. Passed 4-0.

Board Officers are

President	Brent Yoder
Vice President & Secretary	Lisa Portnoff
Treasurer	Richard Ramsey
Director	Sharon Lapid
Director	Brian Shook

Committee Reports

Sharon Lapid reported that the L&R Committee will discuss a new lagoon repair project at its next meeting. She also mentioned that the new General Manager, Jerry McDonald, has done a great job.

Sharon Lapid reported the Recreation sub-committee is responsible for monitoring existing programs such as tennis and bingo and searching for new programs that would enhance the experience of the Shores amenities. To encourage more resident participation they have sponsored “More-At-The-Shores” and look forward to everyone’s ideas for future activities.

Sharon Lapid reported that the Facilities sub-committee is monitoring the building exterior repairs to both the Roeder and Beach Club. Also the new pool gate for the El Camino pool

should be installed in 1-2 weeks. If that design is acceptable, they will order new ones for the remaining pools.

Brent Yoder reported the Landscape sub-committee continues to evaluate the campus landscaping for updates and repairs. In general this sub-committee has been underfunded and is limited as to the number of new plants it can buy. They expect to work closely with whatever lagoon plan is approved to coordinate that plan into the overall campus landscaping plan.

Mary Ericson reported that the Community Alliance Group has monitored and supports the clean-up work Caltrans has done to clean-up the median on State Highway 75.

Adoption of Reserve Requirements Schedule

MOTION by Treasurer Richard Ramsey for the Board that based upon the requirements established in the Reserve Study, and deemed prudent by the Board of Directors, the Reserve Fund contribution for 2018 to be \$ 280,000. 2nd by Brent Yoder. PASSED by a 4-0 vote

Adoption of the 2018 Budget and Determination of Assessment

MOTION by Treasurer Richard Ramsey for the Board that based upon the administration, personnel, reserve fund and maintenance requirements, and deemed prudent by the Board of Directors, the budget for 2018 be \$1,570,379 (this is a 2.56% increase over the 2017 budget). 2nd by Brent Yoder PASSED by a 4-0 vote. Unit monthly assessments for 2018 will be:

1 bedroom unit	\$ 633
2 bedroom unit	\$ 949
2+Den or 3 bedroom units	\$ 1,076

The next Board of Directors meeting will be Friday, December 22, 2017 at 9:30 am in the manager’s office.

There being no further business, the meeting was adjourned at 12:25 PM.