

**Coronado Shores Condominium Association #8 – El Encanto  
Organizational Meeting of the Board of Directors  
APPROVED  
November 10, 2018**

The Organizational Meeting of the Board was called to order at 12:15 pm in the Roeder Pavilion.

Directors Present: Jan Zobrist, Lisa Portnoff, Richard Ramsey and Brent Yoder. Also attending: Alan Aegerter, Manager and 22 owners.

**Minutes of previous meeting:** MOTION by Brent Yoder, 2<sup>nd</sup> by Richard Ramsey to approve the minutes of the October 18, 2018. 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 Richard Ramsey, 2<sup>nd</sup> by Lisa Portnoff.  
PASSED 4-0.

President Brent Yoder conducted the vote for position of Vice President and Secretary. MOTION to elect Lisa Portnoff by Richard Ramsey, 2<sup>nd</sup> by Jan Zobrist. Passed 4-0.

President Brent Yoder conducted the vote for position of Treasurer. MOTION to elect Richard Ramsey by Jan Zobrist, 2<sup>nd</sup> by Lisa Portnoff. Passed 4-0.

President Brent Yoder conducted the vote of position of L&R Committee representative. MOTION to elect Jan Zobrist by Lisa Portnoff, 2<sup>nd</sup> by Richard Ramsey. Passed 4-0.

Board Officers are

President	Brent Yoder
Vice President & Secretary	Lisa Portnoff
Treasurer	Richard Ramsey
Director	Jan Zobrist
Director	Miguel Pasquel

**Committee Reports**

Jan Zobrist reported that the L&R Committee discussed the lagoon project and that it is on budget. They also discovered that many of the waterfall faux boulders were real. This will help keep us at budget as we will need to purchase less boulders than first planned.

Brent Yoder reported the Landscape sub-committee continues to evaluate the campus landscaping for updates and repairs. They expect to work closely with the lagoon landscape architect for the plant selections surround the new lagoon area.

**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 2019 to be \$ 300,000. 2<sup>nd</sup> by Lisa Portnoff. PASSED by a 4-0 vote

**Adoption of the 2019 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 2019 be \$1,678,287 (this is a 6.9% increase over the 2018 budget). 2<sup>nd</sup> by Brent Yoder PASSED by a 4-0 vote. Unit monthly assessments for 2019 will be:

1 bedroom unit	\$ 677
2 bedroom unit	\$ 1,015
2+Den or 3 bedroom units	\$ 1,150

- Owner Comments: We had written comments from:
- Unit 306 supporting a full building renovation
  - Unit 905 supporting insurance changes for water leaks so that the unit where the water originates pays for all subsequent damage or the Association get full unit protections from water damage.
  - Unit 1607 regarding renovation support and reserve funding.
  - Unit 1402 spoke regarding the DISH Spanish speaking programming and the fact that many channels have been dropped. The Manager was asked to contact DISH about this as we were unaware.

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