

**Coronado Shores Condominium Association #8 – El Encanto
Annual Homeowners Meeting
November 9, 2019
APPROVED Minutes**

Directors Present: Jan Zobrist, Lisa Portnoff, Richard Ramsey, Miguel Pasquel and Brent Yoder.
Also Attending: Perla Bustamante, Manager and 26 Association members.

Manager Perla Bustamante confirmed that a quorum was established.
The meeting was called to order at 10:09 a.m. at the Roeder Pavilion.

Approval of 2018 Annual Meeting Minutes

Motion by Jan Zobrist, 2nd by Lisa Portnoff to approve the minutes of the November 10, 2018 annual meeting. VOTE 5-0 in favor, minutes approved.

Election of Directors

President Brent Yoder announced that John Pottridge, Unit 709, will be our Inspector of Elections. Assisting him will be Art Willcox of Unit 109 and John Pottridge's daughter, Anne Chance. The candidates listed on the ballot were announced and Brent asked if there were any nominations from the floor. There were none. The Manager provided the Inspector of Elections the un-opened ballots to begin the vote count. We returned to other meeting items.

Financial Report

Manager Perla Bustamante reported on the financial position of the Association. For 2019 we expect the to be over budget due for administrative costs due to higher than expected legal services. Complex expenses and utilities will be under budget. Reserve fund will be at budget.

Our Reserve Fund balance is \$981,683 as we have funded building spalling repairs (\$53,103), roof safety equipment testing and repairs (\$28,375), new roof exhaust fan housing (\$3,458) and balcony spall repair (\$1,675). We anticipate further Reserve Account spending on some motor and pump replacements and the parapet wall repairs during the remainder of this year. We have our roof drainpipes remaining to be lined by NuFlow, but no established timeframe. We will also continue to repair leaking pipes in the upper garage.

Building Report

Manager Perla Bustamante reported the staff dedicated this year to normal building cleaning, maintenance and projects as well as supporting our unit remodels. The staff installed a protective mesh panel to the outer stair wells as a safety precaution to avoid injury to small children and or pets. We repaired several leaking pipes in the garage over parking spaces.

Future building renovations

President Brent Yoder and Design Committee rep Sharon Lapid reported on the need for a building update of our common areas. The building has exhausted the extra wallpaper stored for repairs.

The Board approved for the Design Committee to restart their search for a new designer for our building common area improvements.

Homeowner Comments

Four homeowners commented regarding the renovation or upgrade of the building common areas. Lennard Grodzinsky asked the question of why not remodel the common areas if they are in need. Patty Nesbitt questioned the cost of the renovation. Habib Motlagh asked if the building does remodel to consider setting a budget and stick to it. New owner Alejandro Pintado asked if owners could be given options for the renovation. David Lynch took a moment to recognize our building staff and asked the Board to consider an increase in vacation days for employees.

The Lagoon project was brought up with a few homeowners upset about the result of the Lagoon project.

Lew Wells, Scott Parris and Habib Motlagh commented on the elevators generating a lot of noise and hearing them while in their unit.

Brent Yoder called for volunteers for the Landscape committee and Insurance committee.

Election of Directors

President Brent Yoder reported that Lisa Portnoff, Richard Ramsey and Brent Yoder were candidates for 3 Director positions and invited additional nominations from the floor. There were none. John Pottridge, Inspector of Election, counted the ballots and reported the following results:

Brent Yoder	will serve a 2-year term
Lisa Portnoff	will serve a 2-year term
Richard Ramsey	will serve a 2-year term

There being no further business, the meeting adjourned at 11:24 am.