

the CASA Connection

June 2016

Vol:7

The Casa Blanca BOD met Saturday, May 28.

Highlights include:

- *Policy and Procedure information
(available on the Owner Portal)
- *Financial information
- *Beach chairs

Scheduled BOD/Owner meetings:

- Sat. June 18 10am BOD
- Sat. Aug. 20 10am BOD
- Sat. Sept. 3 10am BOD
- Sat. Oct. 1 10am BOD
- Fri. Jan. 13, 2017 Owner Social
- Sat. Jan. 14, 2017 Owner Meeting

Updated Owner information Rental Unit owners will be receiving State Tax and Federal W9 forms for CBVR to the email you receive statements.

Everyone needs to complete an owner contact form which will be sent separately and also available on the Owner Link. Any other email addresses that wish to receive the Newsletters should be included on the contact form. **PLEASE** return CBVR forms and Owner Contact forms ASAP.

Like our Facebook Page, add photos and

news. [https://www.facebook.com/Casa-Blanca-Vacation-](https://www.facebook.com/Casa-Blanca-Vacation-Rentals-100617484037/)

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THE CASA BLANCA IS A MAGICAL PLACE. IF YOU WATCH CAREFULLY YOU WILL SEE DOLPHINS IN THE GULF.



IF YOU ARE REALLY LUCKY, YOU MIGHT SEE A MERMAID IN OUR POOL!



The TURTLES are coming! Following a record breaking nesting season in 2015, the turtles are arriving on schedule. There were 5 nests by June 1 from CB to Point of Rocks.

And.... the CHAIRS are coming! The BOD approved purchasing 75 new 16” lounge chairs for the beach, to be delivered very soon. They will be Casa Blanca white - with a Driftwood accent strip at the head, which will differentiate them from any neighboring complex chairs. Also new pool umbrellas are ordered.

And.... Tropical Storm Colin came, and left. Our CB staff worked hard to prepare and protect our people and property.

SIESTA KEY BEACH

DR. BEACH 2016

Following a #1 ranking in 2011 and 5 year retirement, Siesta Key Beach is eligible to return to Dr. Beach’s Top 10 Best Beaches list and came in at#2!

But of course, we already knew!

● **The Rental Committee is reviewing Policies, Standards, Rates and services for the Rental Program. New Unit Binders are in process. Occupancy Set-up supplies have been adjusted. Standard light bulbs and remote batteries will be replaced as needed with no additional charge to owners. A new Marketing plan is being developed to increase our occupancy. Thanks for the hard work of this entire committee.**

◆ **After much discussion, the following is recommended to owners. Bed Bug protectors, that will encase your bedding and zip to seal, are highly recommended, but will be the responsibility of the owner to purchase and install. They will protect your mattress and box springs investment from blood or bug stains. They will not stop bed bugs from getting into a unit or being transferred from a unit. They will not change the protocol or treatment if bed bugs are identified in a unit.**

If you chose to add this protection to your bedding and cannot install them yourself, you may order, ship and Housekeeping staff will put them on your bedding, but there will be a fee, as this process is time consuming and requires two people for larger beds. Protectors can be purchased at bedding stores, discount stores and on line online at various prices. The vinyl-free are not noisy and less likely to tear.

★ **Owner Contact Info forms are available on the Owner Link and being sent via email along with new CBVR forms. PLEASE return ASAP to the office or [manager @thecasablanca.net](mailto:manager@thecasablanca.net). This will update your contact information, allow an accurate contact list to be published on the Owner Link and provide additional needed information.**



From the President

We are now three months into our reacquiring the management of Casa Blanca. Sometimes the list of issues seems daunting, but then I remember how much we have accomplished in this short span of time. We are in charge of our own employees, we have gotten owners' payments out on time, we held 6 board meetings in 5 months, we conducted the business of our association in the open, the Reserve Study is in progress, we continue to clarify our finances, with the help of Lighthouse Management, we collected all of our contracts and secured competitive bids, we published 7 newsletters, all since January, and the list could go on. I will not claim perfection in the changes that we have had to make; however, I can certainly point to great progress in turning Casa Blanca into a better business.

Your board passed new Owner Policies and Procedures which will be viewable in the Owners Portal of our website. We will be acting on new Rental Policies and Procedures shortly. We have had neither for years and they are essential for running an effective business. More effective security procedures are set for the July 4th period, we ordered 75 new, tall lounge chairs, and we are proceeding to investigate more effective and efficient rental software and website.

You, the owners are to be credited for this progress because of your support of our staff and the board, and by your willingness to call and email your concerns and questions to board members. Thank you, and please, keep informed and keep involved.

Tom Wiggers



From the GM

There are currently 5 **units for sale** at Casa Blanca, with 4 of them pending or active with contract. We have been working on a process as well as a "New Owner Welcome Letter" to make sure new owners are given the information they need when they become part of the family here at Casa Blanca.

Hurricane Season is upon us! Here is to hoping Tropical Storm Colin is the last and worst of it. Siesta Key endured some high winds and rain, but overall very minimal damage. All staff worked diligently to prepare for worst case scenario to protect both our Owners and Guests as well as the property. Dan and I have been creating a Hurricane Procedure Manual and thanks to T.S. Colin we were able to brainstorm and implement simultaneously. Should this Hurricane Season be active, we will be prepared.

Monthly disbursements were processed, please remember to check your statements each month and notify me immediately if any issues.

Don't forget to "like" our **Facebook** page! We will share photos and keep our Owner's and Guest's informed!

Shauna Frank CAM



*Condolences to the Family of
Margaret Umbaugh, owner of 301*