

the CASA Connection

Vol: 9 July 2016

Highlights from the Casa Blanca Board of Directors meeting Thursday, July 21.

- Acceptance of resignation of GM Shawna Frank
- Approval of **transition plan** - John Luchkowec, owner of RCM, will serve as GM/CAM while the manager search and interview process take place. All other staffing remains in place.
- **Elevator** repair is in progress.
- Approval to replace apartment building **gutters** Gutters were not included when the roof was replaced and leaks have been a ongoing issue. The gutter company is certified to maintain the roof warranty.
- All **air conditioners** on the roof and ground are required by common element insurance to have functioning tie downs. They will be inspected and repaired as needed. Individual owners will be charged according to the necessary repair for their unit.
- Owner comments included positive comments about improved **security for 4th of July** week, but reported ongoing concerns the rest of the month with extra cars, extra people in units, additional guests on the property and nighttime activity and noise. The BOD will continue to address security policies and staffing for the future.

Owner Contact information forms (to CB office) and tax information forms (to RCM) are **past due**. Please respond immediately if you have not sent these to the correct location.

From the President:

The process of growth requires change and may produce growing pains. We are still in the process of growing into the more hospitable, more profitable business that we all want Casa Blanca to be.

A tremendous amount of work has been accomplished by our owners, employees and BOD, but much still lies ahead. The BOD is committed to a purposeful, thorough search for an excellent manager who will serve us for the long term. Support is in place so we may take the necessary time to accomplish this. Our on the ground team of Dan, Marcia and Tucker continue doing a fabulous job and we welcome Amy to our office staff. The board is very thankful for and confident in John Luchkowec's abilities to assist us in the transition ahead.

Please continue to keep informed and share your concerns directly with your Board. Open communication continues to bring the best results!

Tom Wiggers

Next BOD Meeting : Saturday, August 20 at 10am

Manager/CAM position

The Casa Blanca Association Board of Directors is seeking an experienced, full time, on-site Manager/CAM. Qualities include: ethical, knowledgeable, organized team leader with skills in hospitality, customer service, marketing, website and software management, social media, basic bookkeeping/accounting, managing a budget and contracts, with the ability to work in a collaborative manner with employees, BOD, committees, owners and the management company. CBA is an 88 unit condominium complex with 75 units participating in the on-site rental program, located beachfront Siesta Key, Sarasota, FL, Referrals or applications may be sent to Casa Blanca BOD c/o John Luchkowec, 6154 Midnight Pass Rd. Sarasota, FL 34242 or by email to Tom Wiggers, BOD President at casatom123@gmail.com

WELCOME TO NEW OWNERS



A5 - Jack and Lynn DeKorte
A 18 - Bill and Corrine Bongers (who are moving down the street)
C3 - Deborah and Paul Gammill, Sue and Rick Menhorn
C13 - Marjorie Sanchez

Owner Contact Information for all owners will be posted on the Owner Link as soon as all contact forms are turned in.



*Sympathy
extended to the family of
Shirley McKenna
Owner of D4*