

# the CASA Connection

OCTOBER 2016 VOL: 10



## Casa Blanca Association BOD Highlights from Thursday, September 29.

- +Approval of CBVR Rental Agreement and Policies and Procedures.
- +Approval of Escapia software and new website for CBVR. This software is a product of Home Away, which owns VRBO, will link us to marketing platforms, improve staff efficiency, improve data reports and financial statements and allow owners to manipulate their own reservations!
- +Approval of plumbing sewers for rec room and pool bathrooms, regrading pool walkway.

### OUR TERRIFIC STAFF!

- 1 - Marcia, Alyssa, Kathryn
- 2 - Tony, Stefany, Tucker
- 3 - Jio, John, Dan
- 4 - Mike



## **From the President:**

*Casa Blanca continues to move forward in a steady, positive manner. Your Board of Directors has passed a revised Rental Agreement and a Policies and Procedures document for CBVR that is the first in my memory. These documents are essential to run our rental program legally and efficiently, to move our program forward both in increasing occupancy and income for owners and providing unit standards that will encourage improvement in unit quality and guest satisfaction. You will receive your Rental Agreement with several items that will require your timely response to secure your participation in the Rental Program for 2017.*

*The Rental Policies and Procedures will be posted on the Owners Link of the website shortly.*

*The board also passed a motion to utilize a new, far more effective and efficient rental software system. Escapia is part of the vast HomeAway network. This change will increase our exposure for marketing, improve our staff efficiency with bookings and work orders, and make budgeting and financial reports accessible. More information will follow as we begin the transition in software*

*There are many projects going on now at CBA that bring us up to proper function, improve appearance and protect our common element investments.*

*I do want all of you to know about our staff. In the 17+ years we have owned at CB this is the best group of employees we have ever assembled at one time.*

*As your President, my goal continues to be addressing the needs and concerns you have identified, in a manner that is fiscally responsible and progressive to make our business successful and profitable for each of us.*

*We are truly positioned for a much more profitable future.*

*Tom Wiggers*



## **From the GM:**

*I hope you are enjoying the Fall Season and cooler weather. I just wanted to provide a quick update on what's happening around Casa Blanca the past few weeks.*

*As many of you know we have been very busy with preparing the 2017 Budget for the Association and completing the myriad of projects around the property. We have completed the Wind Mitigation Reports for all the Villas and our thanks to Steve Rosenbaum of Insight Inspections for providing excellent reports. Our Palm Trees have been trimmed and fertilized and look excellent. We continue our Plumbing remediation with 4 villas currently being completed, our new very modest beach shower will be installed shortly, the Laundry room roof has been repaired and work is about to begin on the Apartment building roof repairs and new gutters. The beach cabanas have been repaired and freshly painted and new signage has been installed on the beach and breezeway.*

*The Casa Blanca staff has been working hard and we have such a great team of people that you can count on everyday to keep Casa Blanca looking better than ever. They display a high degree of professionalism and their quality of work is excellent. I am very proud to be their team leader and your General Manager. We all believe that Casa Blanca is the place to be on Siesta Key and we pledge to you to do our very best everyday to make Casa Blanca an enjoyable and memorable experience for everyone! Look for my "From the Desk of the General Manager Letter" coming out soon! Take care everyone.*

*Kind Regards,*

*John Luchkowec*

## Casa Blanca News:

All owners in the CBVR program will be receiving a new Rental Agreement, Unit Standards and Deep Cleaning information in October. CBVR Policies and Procedures for Owners and Renters will be posted on the Owner link.

The cabanas have been refurbished and painted.

The apartment building gutters project is scheduled to begin.

The entrance plantings have been replaced.

The beach shower is being rebuilt.



The BOD has approved a Vision and Mission Statement and is developing Goals for the Casa Blanca Strategic Plan. These goals will help set priorities for our Long Range plan.

The Reserve Study and a wish list that is being developed will be used for the Long Range Plan. If you have ideas or suggestions for the wish list, please forward to VP Donna Piver.

Check the Owners Link for BOD Minutes, financials, committee information, contact information, Newsletters, forms ...

## Siesta Key News:

The intersection of Midnight Pass and Stickney Point is under construction to add turn lanes.

Turtle Season - Sarasota County was having a RECORD breaking turtle season. in August. there were 45 - yes 45! turtle nests from CB south to Point of Rocks. Siesta Dunes hatched 4 nests. Unfortunately Mother Nature intervened and many of the remaining eggs and nests were washed out during the tropical storm in September. Check the Mote Marine website for data about nests.

Siesta Key and surrounding beaches have had an outbreak of Red Tide in late September. Hopefully it is short lived.

Do you think you have seen everything Siesta Key has to offer? Have you been to the new SK Public Beach and had lunch on the 2nd floor deck at the concession stand? Have your kids (or grandkids) played in the giant sandcastle?





Some of our favorite September guests.



Owners, please submit items of interest or photos for the newsletter or Facebook page.



As this Newsletter is ready to distribute, John and the Casa Blanca Team are monitoring Hurricane Matthew and preparing for possible storm activity on Siesta Key. Property updates will come directly from John.