

Casa Blanca Vacation Rentals, Inc.
Board of Directors Meeting
July 24, 2019
Minutes

The meeting was called to order by Gregg David at 6:41PM. Present by phone were Mike Leon Guerrero, Nancy Hieber, Peggy Mock, Gregg David and Susan Geitz. Judi McKenna and Dee Carlozzi were absent. A quorum was established with 5 directors present.

Notice of Meeting: The Agenda was posted July 20, 2019.

Approval of Minutes from June 19, 2019. Susan Geitz motioned to approve the minutes as submitted. Nancy Hieber seconded the motion. All voted aye. Motion passed.

Report of Officers: Judi McKenna submitted the Treasurer's report to board prior to the meeting. (Copy of report attached)

General Manager's Report: Ina Savage reported on accounting, online visibility, security services, projects, fall deep cleans and occupancy. Ina addressed a director's concern with lack bookings stating she has talked with several other properties along Siesta Key. Casa Blanca is not the only property suffering from lower occupancy in the coming months. Most noted the concerns regarding red tide from last year and recent reports of infections from a flesh eating bacteria of the West Coast of Florida. (Copy of report attached)

Committee Reports: No committee reports.

Old Business: No Old Business

New Business: No New Business

Comments from owners in attendance: No owners in attendance.

Adjournment: Mike Leon Guerrero motioned to adjourn the meeting. Nancy Hieber seconded the motion. All voted aye. Motion passed. Meeting adjourned at 7:00 PM.

Ana Savage

Submitted by: Ina Savage, General Manager
On Behalf of Susan Geitz, Secretary
Casa Blanca Vacation Rentals

July 29, 2019

Date

July 23, 2019

Casa Blanca Vacation Rentals Inc

Treasurer's Report

The tax issue has been handled with no fines or penalties.

I have a concern with the financial statements and feel they are not accurate. If a report is run on different days with the same parameters there are different figures. Sharon from Cavanaugh will be meeting with VPRO and Ina tomorrow to try to correct the reports.

Right now the booking deposits show we are down over \$140,000 from the prior year which is a HUGE concern if this is correct. I would like to recommend that the manager does more marketing and follows thru on why this is. Research needs to be done.

Once I am comfortable with the financials I can report more.

Respectfully,

Judi McKenna

Treasurer

Casa Blanca Vacation Rentals, Inc.
General Manager Report
Wednesday, July 24, 2019

Accounting: Continuing to work with Sharon Racey and VPro regarding correct reports for balancing some of the accounts. An appointment is scheduled on July 25th with Sharon, VPro representative and myself for review of the reports being used to gather data and formulate the financials.

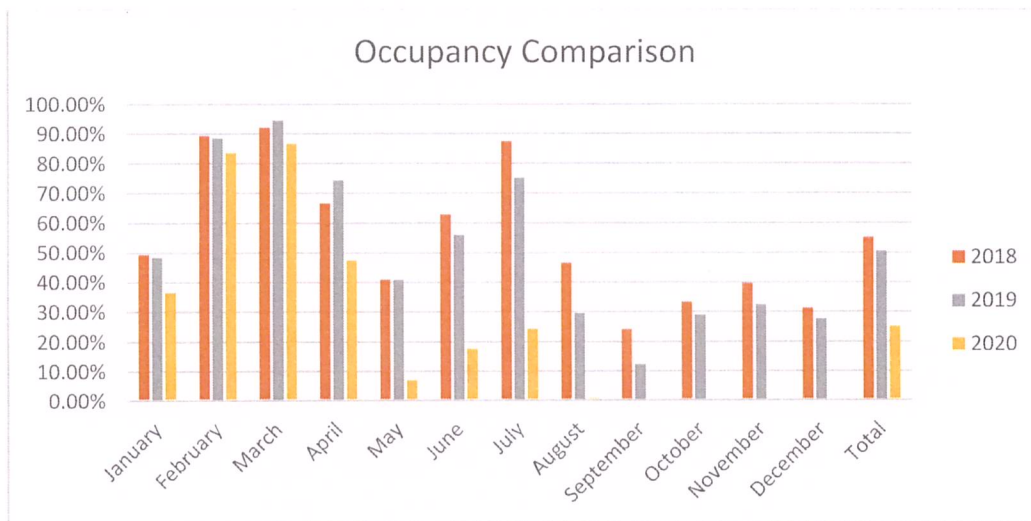
Online Visibility: 1) 14 bookings to date processed through VRBO for 2019. Visibility has improved through their website. 2) The Facebook page has been a slow work in progress. Spring break and summer guests have “checked in” during their stay helping to boost the number of followers and increase exposure.

Security Services: Security services for the summer ended on July 21, 2019.

Projects: Property projects will resume this week with the summer occupancy slowing down. Maintenance personnel have been busy with work orders and keeping the property clean.

Fall deep clean letters will be sent to owners soon. An inspection report and recommendations for improvements will be sent to each owner after the cleaning is completed. Owners choosing to perform their own cleaning can obtain a copy of the check list from the owner’s portal on the web site or from the office.

Occupancy Comparison (July 20, 2019)



Occupancy projections for the year have increased from 48.46% to 50.50% since last reported.