

# CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MINUTES OF THE BOARD OF DIRECTORS MEETING February 17, 2021

A *REGULAR MEETING* of the Board of Directors was scheduled via teleconference on at 6:30 PM.

**CALL TO ORDER:** Gregg David, President called the meeting to order at 6:30 PM.

**PROOF OF NOTICE:** Notice of the meeting was delivered to each Member and posted on the property prior to the meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

### **QUORUM:**

**Present:** Lee Piver

**Via Speaker Telephone:** Gregg David, Peggy Mock, Gail Glamm, Ana McMillian, Mike Leon Guerrero and Susan Geitz.

Serena Schortzmann represented Lighthouse Property Management.

**APPROVAL OF MINUTES:** On matters relating to the minutes of the previous December 11, 2020, Board meeting minutes, upon a motion made and seconded, it was to approve the minutes. Motion passed.

**TREASURER'S REPORT:** Reports given by Ms. Glamm.

### **COMMITTEE REPORTS:**

**Buildings and infrastructure:** Report given by Ms. McMillian. She gave an update on the Elevator modernization, railing replacement and paver sealing projects. An engineering inspection and manual will be required for the railing replacement.

**Landscape:** Report given by Mr. Leon Guerrero.

**UNFINISHED BUSINESS:** The pool renovation project is completed. Two invoices remain unpaid pending approval by the Board.

### **NEW BUSINESS:**

**Matters relating to Reserve Study:** The board revied three proposals for a Reserve Study. Ms. Glamm motioned and Mr. Leon Guerrero seconded,

**VOTE 21-01: to approve Sedgwick to perform the Reserve Study for the cost of \$3,010. All Directors voted in favor. Motion passed.**

**Matters relating to C1 and C9 – termite tenting:** Pestguard recommended tenting villa C1 and C9 for termites. Ms. Glamm motioned and Ms. McMillian seconded,

**VOTE 21-02: to approve the proposal from Pestguard to tent for termites at villa C1 and C9 for the cost of \$1,910 each. All Directors voted in favor. Motion passed.**

**Matters relating to A17 sale application:** Mr. Piver motioned and Mr. Leon Guerrero seconded,

**VOTE 21-03: to ratify the approval of the sale application for A17. All Directors voted in favor. Motion passed.**

**Matters relating to budgeted expense approval:** Mr. Leon Guerrero motioned and Ms. Glamm seconded,

**VOTE 21-04: To allow the manager of CBVR to approve expenses under \$1,000 if included in approved budget. To allow manager of CBA to seek approval of one officer to approve expenses under \$1,000 if included in approved budget. All Directors voted in favor. Motion passed.**

**Matters relating to utility pole:** A concrete utility pole on the North West side of the property is crumbling and concrete is falling to the ground. FPL was dispatched and they have advised they will need to contact the cable company asking them to remove the cable lines from the pole before they can remove the pole. A certified letter was mailed to FPL outlining the dangerous conditions and request for urgent action.

**Matters relating to security cameras:** Ms. McMillian presented three proposals for the installation of security cameras. After some discussion, Ms. Mock volunteered to contact Dehart service for an additional proposal. Ms. McMillian will take the board's additional questions back to the contractors for answers before the next board meeting.

**Matters relating to A8 – owner request to power wash, repair stucco, paint and install landscape stones:** The unit was power washed last week. The board will evaluate all villas and discuss the painting project at the next board meeting. Ms. Geitz made a motion to approve the owner's request, there was not a second, motion failed. Mr. Piver motioned and Ms. Glamm seconded,

**VOTE 21-05: to inform the owner the board is working on a phased program when all villas will be evaluated for exterior repairs and painting. All Directors voted in favor. Motion passed.**

**Matters relating to C1 porch flooding:** Gutters were installed on villas C1 and on the office building which are carrying the water away from the area. Lou has lowered the pavers and trimmed back the bushes.

**Matters relating to B6 owner request to install clothesline:** Ms. Glamm motioned and Mr. Leon Guerrero seconded,

**VOTE 21-06: to deny the owner's request to install a clothesline based on the association condominium documents. All Directors voted in favor. Motion passed.**

**OWNERS COMMENTS:** There were none.

**DATE OF NEXT MEETING:** March 17, 2021 at 6:30 PM at the Recreational room, 6154 Midnight Pass Rd, Sarasota, FL.

**ADJOURNMENT:** With no further business to come before the Board, upon a motion and it was seconded, the meeting was adjourned at 7:50 PM.

Prepared by:

Serena Schortzmann, CAM, Lighthouse Property Management