

CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING April 21, 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, Gail Glamm, Ana McMillian, Mike Leon Guerrero, Peggy Mock and Susan Geitz.

Serena Schortzmann represented Lighthouse Property Management.

APPROVAL OF MINUTES: On matters relating to the minutes of the previous March 17, 2021, 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.

Landscape: Report given by Mr. Leon Guerrero.

UNFINISHED BUSINESS:

Matters relating to Unit C1 termite damage: Mr. Piver and Ari from Custom Design inspected the unit and found no structural damage. The unit has been tented for termites.

Matters relating to unit A15, owner request: The owner submitted a request for approval for installing a brick paver sidewalk and back patio. After discussion, Mr. Piver motioned and Ms. Glamm seconded,

VOTE 21-11: to deny the request based on the area being common ground. 5 Directors voted in FAVOR; Mr. David and Ms. Geitz ABSTAINED. Motion passed.

Matters relating to the sale of unit 204: Mr. Leon Guerrero motioned, and Mr. Piver seconded,

VOTE 21-12: to approve the sale application for unit 204. All Directors voted in favor. Motion passed.

Matters relating to cleaning and sealing of pavers: 3 proposals and a summary was sent to the board for review. After some discussion, Mr. Piver motioned and Ms. Glamm seconded,

VOTE 21-13: to approve the proposal from Paver Mac with options for a cost of \$53,468, funds to come from Reserve account. All Directors voted in favor. Motion passed.

Matters relating to elevator modernization: Paul Collela, Project Manager from Lighthouse has provided 4 proposals. A meeting will be scheduled to meet with Paul to review the proposals.

Matters relating to railing replacement: At the last board meeting the board approved Karins Engineering to

perform an inspection of the knee wall on the mid rise building to give their recommendation of feasibility for installing the new railing. The new railing must pass code and insurance requirements. Ari from Custom Design was able to provide blueprints of the building and Karins will provide a digital copy to the board.

NEW BUSINESS:

Matters relating to Siesta Key Coalition support: Mr. David and Ms. Glamm stated their support of the Siesta Key Coalition against the development of high-density hotels on Siesta Key. After some discussion, Mr. Leon Guerrero motioned and Mr. Piver seconded,

VOTE 21-14: to join the Siesta Key Coalition and make a donation of \$1,000 to the legal fund to stop development, funds to come from contingency fund. All Directors voted in favor. Motion passed.

OWNERS COMMENTS: Comcast internet connection issues may be due to the box in the unit. Palm trees and pavers. The owner of A15 asked for the board to reconsider his request for pavers. He was asked to submit a revised request.

DATE OF NEXT MEETING: May 19, 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