

# CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MINUTES OF THE BOARD OF DIRECTORS MEETING May 19, 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, Peggy Mock and Susan Geitz.

**Absent:** Ana McMillian, Mike Leon Guerrero

Serena Schortzmann represented Lighthouse Property Management.

**APPROVAL OF MINUTES:** On matters relating to the minutes of the previous April 21, 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:**

### **UNFINISHED BUSINESS:**

**Matters relating to pavers:** Paver Mac will commence cleaning and sealing the pavers in mid-August.

The board discussed Limited Common area pavers that service only one unit such as walkways and rear patios. Mr. Piver motioned, and Ms. Geitz seconded,

**VOTE 21-15: To make it mandatory for owners to pay for the cleaning and sealing of pavers in the Limited Common areas that service their unit.**

**Matters relating to railings:** Karins Engineering is working on a condition report and manual.

**Matters relating to elevator:** 3 proposals have been received. The next step is setting up a zoom conference call with the Project Manager and contractors.

### **NEW 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. Ms. Glamm stated she believes the area of wood supports the ceiling and not the lanai frame and should be the association's responsibility to repair.

**Matters relating to exterior improvement projects:** Mr. Piver wanted to acknowledge owners request for exterior stucco repairs and painting.

**Matters relating to Unit D4 request to install walkway lights:** Ms. Glamm motioned, and Ms. Mock seconded,

**VOTE 21-16: to approve for owner to install 4 solar walkway lights on the side of the unit. 4 Directors voted in FAVOR; Mr. David voted AGAINST. Motion passed.**

**Matters relating to Unit D4 request for gutters:** Installing gutters would be the owner's responsibility.

**Matters relating to sale of unit D17:** Mr. Piver motioned, and Ms. Geitz seconded,

**VOTE 21-17: to approve the sale of unit D17. All Directors voted in favor. Motion passed.**

**Matters relating to approval of 2020 Audit:** Ms. Glamm motioned, and Mr. Piver seconded,

**VOTE 21-18: to approve the 2020 Audit and authorize Ms. Glamm to sign the Client Representation letter. All Directors voted in favor. Motion passed.**

**OWNERS COMMENTS:** Owner in favor of uniform cleaning and sealing of pavers on Limited Common Areas, Owner in favor of a uniform lighting policy. Owner asked for Paver Mac to protect and guaranty no damage to landscape during project. Owner opposed to allowing unit owners to install walkway lights.

**DATE OF NEXT MEETING:** June 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 7:30 PM.

Prepared by:

Serena Schortzmann, CAM, Lighthouse Property Management