

# CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MINUTES OF THE BOARD OF DIRECTORS MEETING June 16, 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, Ana McMillian, and Mike Leon Guerrero.

**Absent:** Gail Glamm and Susan Geitz.

Serena Schortzmann represented Lighthouse Property Management.

**APPROVAL OF MINUTES:** On matters relating to the minutes of the previous May 19, 2021, Board meeting minutes, upon a motion made and seconded, it was to approve the minutes. Motion passed.

**TREASURER'S REPORT:** Report given by Mr. David.

### **COMMITTEE REPORTS:**

**Landscape:** Mr. Leon Guerrero reported the landscape committee met with both Mike at Westbay and Wayne at Golden Palm in May.

### **UNFINISHED BUSINESS:**

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

**Matters relating to railings:** The Facilities Committee will meet with Paul Collela to review design options and select bidders.

**Matters relating to elevator:** This project had been postponed until after the Railings project is completed.

### **NEW BUSINESS:**

**Matters relating to Palm tree care:** Wayne Grubbs from Golden Palm recommended quarterly palm tree fertilization. After some discussion, Mr. Leon Guerrero motioned and Mr. Piver seconded,

**VOTE 21-19: to approve the estimate from Golden Palm for Palm tree fertilization at the cost of \$975 per quarter. All Directors voted in favor. Motion passed.**

Mr. Leon Guerrero recommended Mr. Piver work with Lout to develop a plan to remove brick pavers from around several Palm trees.

**Matters relating to villa B10 request to improve lanai: After some discussion, Mr. Leon Guerrero motioned and Mr. Piver seconded,**

**VOTE 21-20: to approve for owner/Custom Design to make improvements to the lanai the second week in July. 5 Directors voted in FAVOR; Ms. McMillian voted AGAINST. Motion passed.**

**Matters relating to Reserve Study:** A draft Reserve Study was sent to the board for review. Mr. David

reviewed his recommendations for revisions/additions. Mr. David asked each board member to review and send their recommendations and then a complete list will be sent to Sedgwick for preparing the final Reserve Study.

**OWNERS COMMENTS:** There were none.

**DATE OF NEXT MEETING:** July 21, 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