

# CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MINUTES OF THE BOARD OF DIRECTORS MEETING August 18, 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, Ana McMillian, Gail Glamm, Peggy Mock, Susan Geitz  
Serena Schortzmann represented Lighthouse Property Management.

**APPROVAL OF MINUTES:** On matters relating to the minutes of the previous July 21, 2021, Board meeting minutes, upon a motion made and seconded, it was to approve the minutes. Motion passed.

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

### **COMMITTEE REPORTS:**

Facilities: Ms. McMillian reported on facilities project updates. See below.

Landscape: Report given by Sue Menhorn.

### **UNFINISHED BUSINESS:**

**Matters relating to pavers:** A pre-commencement meeting was held August 8. Paver Mac will commence cleaning and sealing the pavers in the pool area first and then proceed to the apartment breezeway. Finally they will cover the remainder of the community. They are facing a challenge of securing all materials at this time.

**Matters relating to railings:** Karins Engineering has completed the project manual for installing the railings and it has been provided to the board for review.

**Matters relating to elevator:** The previous bids were not comparative and have expired. A new pre-bid meeting was scheduled for August 6 along with five new contactors.

**Matters relating to Reserve Study:** Mr. David is working with Sedgwick to make noted revisions to the Reserve study.

### **NEW BUSINESS:**

**Matters relating to sale of villa D2:** Mr. Piver motioned and Ms. Glamm seconded,

**VOTE 21-25: to approve the sale of villa D2. All Directors voted in favor. Motion passed.**

**Matters relating to villa C1 – lanai flooding:** The manager presented two proposals for an engineering study of the area causing flooding at villa C1. After some discussion, Mr. Piver motioned and Ms. McMillian seconded,

**VOTE 21-26: to approve the proposal from Karins engineering to perform an engineering study at villa C1 and the entire paver area thru out the community and to provide a conditions report for the cost of \$3,000. All Directors voted in favor. Motion passed.**

**Matters relating to C16/C17 report of road flooding: See Vote 21-26.**

**Matters relating to stucco remediation plan:** The board agreed the facilities committee will plan a phase one evaluation of the exterior of the villas to determine a scope of work for remediation of stucco and waterproofing.

**Matters relating to cable/internet service in apartment:** Mr. Piver motioned and Ms. Glamm seconded,

**VOTE 21-27: to install cable and internet service in the upstairs apartment to be paid for by the association. All Directors voted in favor. Motion passed.**

**OWNERS COMMENTS:** There were none.

**DATE OF NEXT MEETING:** September 15, 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 7:20 PM.

Prepared by:

Serena Schortzmann, CAM, Lighthouse Property Management