

CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING September 15, 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:

Via Speaker Telephone: Gregg David, Ana McMillian, Gail Glamm, Lee Piver, and Susan Geitz.

Absent: Peggy Mock

Serena Schortzmann represented Lighthouse Property Management.

APPROVAL OF MINUTES: On matters relating to the minutes of the previous August 18, 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.

UNFINISHED BUSINESS:

Matters relating to pavers: The enhancements to the pavers in the pool area have been completed. The apartment building breezeway will be next pending schedule from Paver Mac. Paver Mac has been delayed due to covid.

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: A new pre-bid meeting was scheduled for August 6. Five bids were received and will be evaluated.

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

NEW BUSINESS:

Matters relating to updated insurance appraisal: Mr. Piver motioned and Ms. Glamm seconded,

VOTE 21-28: to approve the Sedgwick proposal for an updated insurance appraisal with annual updates. All Directors voted in favor. Motion passed.

Matters relating to vehicle crash C18: A vehicle crashed into the side of villa C18. A claim was made with the responsible party's insurance company, Travelers insurance. Mike Angers from Brown and Brown advised the association to submit proposals/invoices for repair to Travelers. Ms. Schortzmann contacted three contractors who all advised an engineering inspection was necessary before bids could be provided. Ms. Schortzmann met with Karins Engineering onsite to assess the damage. Karins Engineering will submit a proposal within two weeks.

Matters relating to C1 lanai flooding: Karins Engineering conducted a site survey and the report will be ready within two weeks.

Matters relating to C16/C17 report of flooding: Karins Engineering provided an evaluation to the board.

Matters relating to C8 evidence of water intrusion: Ari from Custom Design of Sarasota provided photos of mold inside the unit behind cabinets stemming from step cracks in the exterior. Two proposals were submitted for drywall and exterior repairs. After some discussion, Mr. Piver motioned and Ms. Geits seconded,

VOTE 21-29: to approve the proposals for Custom Design for \$1,340 for drywall and \$7,400 for exterior repairs. All Directors voted in favor. Motion passed.

Matters relating to stucco remediation plan: The board discussed a phased plan for exterior waterproofing and painting. Ms. Glamm and Mr. David advised funds for phase one of the plan will be added to the 2022 budget.

OWNERS COMMENTS: Status of elevators was discussed.

DATE OF NEXT MEETING: October 20, 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 7:15 PM.

Prepared by:

Serena Schortzmann, CAM, Lighthouse Property Management