

# CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MINUTES OF THE BOARD OF DIRECTORS MEETING October 20, 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:** Gregg David, Ana McMillian, Gail Glamm, Lee Piver and Peggy Mock.

**Via Speaker Telephone:** Susan Geitz.

Serena Schortzmann represented Lighthouse Property Management.

**APPROVAL OF MINUTES:** On matters relating to the minutes of the previous September 15, 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. This week Paver Mac has started on the main road and will continue with the apartment building breezeway. 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. This project has been put on hold until 2022.

**Matters relating to elevator:** Contractor bids were received and will be evaluated.

**Matters relating to vehicle crash C18:** The adjustor for Travelers advised the insurance agent for the association opened a claim. Ms. Schortzmann met with the adjustor onsite. Ms. Schortzmann met with Nick Dunning of Karins Engineering and obtained a proposal for a structural damage and repair specification manual. Mr. Piver motioned and Ms. McMillian seconded,

**VOTE 21-30: to approve the Karins Engineering proposal for \$2,200. All Directors voted in favor. Motion passed.**

**Matters relating to C1 lanai flooding:** Karins Engineering conducted a site survey and provided a manual for remediation. The board agreed to postpone this project until 2022 due to the number of projects and occupancy in the community.

**Matters relating to C16/C17 report of flooding:** Karins Engineering provided an evaluation to the board. The board agreed to postpone this project until 2022 due to the number of projects and occupancy in the community.

### **NEW BUSINESS:**

**Matters relating to Fire Marshall inspection:** A recent Fire Marshall inspection noted several items for

repair. Pye Barker was scheduled to remediate a number of items. Additional electrical repairs are needed. Two proposals were presented. Ms. Glamm motioned and Ms. McMillian seconded,

**VOTE 21-31:** to approve Precision Electric for the repairs for a cost of \$2,366. All Directors voted in favor. Motion passed.

**Matters relating to landscape improvement estimate:** Mr. Piver motioned and Ms. McMillian seconded,

**VOTE 21-32:** to approve the Westbay landscape estimate for the cost of \$4,640. All Directors voted in favor. Motion passed.

**Matters relating to approval of purchase of beach chairs:** Ms. Glamm motioned and Mr. Piver seconded,

**VOTE 21-33:** to approve the purchase of 8 beach chairs for the cost of \$1,076. All Directors voted in favor. Motion passed.

**Matters relating to B11, B 12 and D7 sales application:** Mr. Piver motioned and Ms. Mock seconded,

**VOTE 21-34:** to approve the sale of villas B11, B12 and D7. All Directors voted in favor. Motion passed.

**Matters relating to CBVR monthly office rent:** Ms. Glamm motioned and Mr. Piver seconded,

**VOTE 21-35:** to increase the CBVR rent paid to CBA to \$1,750 per month retro active to January 1, 2021. All Directors voted in favor. Motion passed.

**Matters relating to reinstatement of Anti Harassment policy and procedure:** After some discussion, the board agreed to reinstate the Anti Harassment policy and to redraft the procedure. Mr. David volunteered to form a committee to draft the procedure.

**Matters relating to approval of 2022 draft budget for mailing to owners:** Ms. Glamm presented the draft budget for CBA as recommended by the Finance Committee. Ms. Glamm motioned and Mr. Piver seconded,

**VOTE 21-36:** to approve the draft 2022 budget for mailing to owners. All Directors voted in favor. Motion passed.

**OWNERS COMMENTS:** There were none.

**DATE OF NEXT MEETING:** Special Membership meeting and Board budget adoption meeting, November 23, 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 7:40 PM.

Prepared by:

Serena Schortzmann, CAM, Lighthouse Property Management