

CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 23, 2021

A *REGULAR MEETING* of the Board of Directors was scheduled at the Casa Blanca Clubhouse located at 6154 Midnight Pass Road, Sarasota, Florida.

CALL TO ORDER: Gregg David, President called the meeting to order at 6:15 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 Gail Glamm.

Absent: Susan Geitz.

Serena Schortzmann represented Lighthouse Property Management.

APPROVAL OF MINUTES: On matters relating to the minutes of the previous October 20, 2021, Board meeting minutes, upon a motion made and seconded, it was to approve the minutes. Motion passed.

Officer's Reports

Treasurer's report: Report given by Ms. Glamm.

Committee Reports

Landscape report: Report given by Ms. Mehorn.

UNFINISHED BUSINESS:

NEW BUSINESS:

Matter relating to adoption of 2022 operating and reserve budget: Ms. Glamm motioned and Mr. Piver seconded,

VOTE 21-37: to approve the 2022 operating and reserve budget with reduced reserved establishing the quarterly maintenance fee of \$2.150. The motioned was unanimously passed by all attending directors. Motion passed.

Matters relating to termite tenting villas D2 & B11: Ms. Mock motioned and Mr. Piver seconded,

VOTE 21-38: to approve the termite tenting contracts for villas D2 & B11 for the cost of \$1,998 per unit. The motioned was unanimously passed by all attending directors. Motion passed.

Mr. David asked the manager to ask Pestguard if there is a price break for a multiple tenting events per year.

Matters relating to C18 engineering report: Karins Engineering provided a structural repair manual for review. After some discussion, Mr. Piver motioned and Ms. Mock seconded,

VOTE 21-39: to engage Paul Collela of Lighthouse Project management to oversee the bidding and repair process if his schedule allows for immediate attention. If not, Karins Engineering will be engaged based on their schedule. The motioned was unanimously passed by all attending directors. Motion passed.

OWNERS COMMENTS: Request for landscape replacement C4.

DATE OF NEXT MEETING: December 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 6:30 PM.

Prepared by:
Serena Schortzmann, CAM, Lighthouse Property Management