

CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING February 19, 2020

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 6:00 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: Peggy Mock

Via Speaker Telephone: Gregg David, Gail Glamm, Ana McMillian, Mike Leon Guerrero, and Susan Geitz.

Absent: Nancy Hieber

Serena Schortzmann represented Lighthouse Property Management.

APPROVAL OF MINUTES: On matters relating to the minutes of the previous December 18, 2019, and January 18, 2020, Board meeting minutes, upon a motion made and seconded, it was to approve the minutes. Motion passed.

PRESIDENT'S REPORT: Report given by Mr. David.

The pool heaters have been installed. The Architectural drawings for the steps are in progress. A proposal for lighting upgrades is in progress. Twenty beach chairs were purchased for the beach. The 2020 committee chairpersons will be;

Personnel – Peggy Mock

Finance – Gail Glamm

Rental – Barbara Williams

Building/Grounds – Anna McMillian

TREASURER'S REPORT: Report given by Ms. Glamm

UNFINISHED BUSINESS:

NEW BUSINESS:

Matters relating to owner's request to install gutters at unit C17: The board reviewed the owner's request to install gutters and drain to the rear of the property. After some discussion, Ms. Glamm motioned and Ms. Mock seconded,

VOTE 20-01: to approve the owner's request to install gutters at their own expense.
Five Directors voted FOR, Ms. McMillian ABSTAINED.

Matters relating to plumbing remediation status and 2020 remediation approval: Ari Malatian from Custom Designs of Sarasota attended the meeting to present the final four plumbing remediation proposals. Contracts were submitted for B1, C14, D4 and D10. There was a question about unit C14

and whether the owner completed a plumbing remediation several years ago. Mr. Malatian will work with Lee Piver and the board to determine if the owner obtained a permit and completed the work independently. After some discussion, Ms. Mock motioned and Ms. Geitz seconded,

VOTE 20-02: to approve the Custom Design of Sarasota Master Service Agreement for plumbing remediation of units B1, C-14, D4 and D10 for the cost of \$47,490 funds to come from Site Improvement Reserves. The President or Secretary will sign the contracts. The motioned was unanimously passed by all attending directors. Motion passed.

OWNERS COMMENTS: There were none.

DATE OF NEXT MEETING: March 18, 2020 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