

CASA BLANCA CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING April 15, 2020

A *REGULAR MEETING* of the Board of Directors was scheduled via teleconference on April 15, 2020 at 6:30 PM.

CALL TO ORDER: Gregg David, President called the meeting to order at 6:39 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:

Via Speaker Telephone: Gregg David, Peggy Mock, Ana McMillian, Mike Leon Guerrero and Lee Piver.

Absent: Gail Glamm and Susan Geitz.

Serena Schortzmann represented Lighthouse Property Management.

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

PRESIDENT'S AND TREASURER'S REPORT: Reports given by Mr. David.

COMMITTEE REPORTS:

Landscape: see attached report.

UNFINISHED BUSINESS:

Matters relating to owner's request for a lamppost installed at unit A15: This matter was postponed until further research by the Facilities Committee.

Matters relating to Crowther Roofing Inspection Agreement proposal: The board reviewed the proposed 3-year agreement. After some discussion, Mr. Piver motioned and Ms. Mock seconded,

VOTE 20-05: to approve the 3-year roof maintenance contract with Crowther Roofing for a total cost of \$6,300. The motioned was unanimously passed by all attending directors. Motion passed.

NEW BUSINESS:

Matters relating to fire safety repairs: The board reviewed 2 estimates to repair fire safety equipment determined deficient during the annual inspection. After some discussion, Ms. Mock motioned and Ms. McMillian seconded,

VOTE 20-06: to approve the 2 proposals for Pye Barker. The motioned was unanimously passed by all attending directors. Motion passed.

Matters relating to palm tree trimming: Ms. Mock motioned, and Ms. McMillian seconded,

VOTE 20-07: to approve the palm tree trimming contract with Arborx for the cost of \$1,569.

OWNERS COMMENTS: There were none.

DATE OF NEXT MEETING: May 20, 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 7:10 PM.

Prepared by:

Serena Schortzmann, CAM, Lighthouse Property Management

Casa Blanca Landscape Committee

April 2020 – Status Report

1. W. John Powell (Owner with Kathryn Powell of Villa A13) agreed to chair the Landscape Committee, subject to approval by the BOD.
2. We need Landscape Committee members!!! We are looking for CB owners with a demonstrated interest in gardening and/or landscaping. Home gardeners, Master Gardeners, Master Gardener Wannabees, landscape workers, nursery owners are all welcome.

The Committee has a specific need for a Sarasota *local* willing to do 'on site' landscape monitoring and reporting. Hopefully that person will be willing to take the free UF/IFAS classes on HOA landscaping and Florida Friendly Gardening.

The Committee will welcome owners with professional horticultural, nursery or landscape design experience to serve as consultants or advisors. They can choose not to serve as regular Landscape Committee members.

There will be regular monthly meetings. All meetings will be via ZOOM or Skype; communications will be via email; all documentation will be Microsoft Word compatible.

3. The Committee ultimately will report and make recommendations to the CB Board regarding:
 - a. Setting standards for the choice of plants and landscape materials
 - b. Monitoring landscape maintenance
 - c. Recommending plant and landscape replacements and renewals
 - d. Identifying and setting priorities for landscape enhancements
4. The immediate priorities of the Committee will be to replace the plantings in front of the villas where there has been construction and to fill in and restore the garden areas along the sea wall.
5. Anyone wanting to serve on the Landscape Committee should contact Gregg David or John Powell (powelljk@me.com).