

Casa Blanca Condominium Association, Inc.
Emergency Board Meeting Minutes
December 11, 2020

Meeting was called to order by Gregg David at 6:01 PM. Present were: Gregg David, Gail Glamm, Mike Leon Guerrero, Lee Piver and Peggy Mock. Susan Geitz and Ana McMillian were absent. A quorum was established with 5 Directors present.

Proof of Notice: Notice was posted December 8, 2020.

Approval of minutes from November 23, 2020. Lee Piver motioned to approve the minutes with the correction regards to plantings for C04, should be D04. Mike Leon Guerrero seconded the motion. All voted aye. Motion carried.

Officer's report – No officer reports. Gail Glamm did comment the financials were not ready for this meeting as the meeting was scheduled earlier in the month than normal.

Committee reports – Facilities: Gregg David reported progress is being made on the projects approved and discussed at previous meetings with Paul Colella as project manager with Lighthouse. Landscape: John Powell reported the monthly property walk and the are 3 projects on the approved list that have not been completed. Ina Savage, General Manager, updated the committee the 3 projects would be completed by the end of the month.

Unfinished Business: Matters relating to update on special project: No action at this time. Gregg David reported the paver project cost estimate is more reasonable than what was expected and provided a couple of years ago.

New Business:

- a. Matters relating to upstairs apartment lease: Appliances shall be listed under #1 of the lease. CBVR Manager will be listed as the Landlord's agent. An inspection with documentation including time dated photos will be taken prior to the move in date. Mike Leon Guerrero motioned to authorize the President to enter into the lease agreement as amended with the attached form. Gail Glamm seconded the motion. All voted aye. Motion carried.
- b. Matters relating to sale application #204. Mike Leon Guerrero motioned to accept the application relating to the sale of apartment 204. Peggy Mock seconded the motion. All voted aye. Motion carried.
- c. Matters relating to A11- proposal for termite tenting: Gail Glamm motioned to approved the proposal as submitted for termite tenting of villa A11. Mike Leon Guerrero seconded the motion. All voted aye. Motion carried.
- d. Matters relating to landscape committee requests;
 - I. Approval of a West Bay proposal to spend \$180 to a) trim five Cabbage Palms behind "A" row and at the exit, and b) flush cut an oak shrub behind "A" row. We would like to add \$\$ to this request for the flush cutting of the schefflera and other flora behind A15/A16, flush cutting of the kumquat behind C3/C4, and flush cutting of the jatropa behind A17. Lee Piver motioned to approve the West Bay proposal as submitted. Peggy Mock seconded the motion. All voted aye. Motion carried.

II. Approval to use CB Maintenance labor to remove stacked pavers, stepping stones, and miscellaneous items stored on common property behind and along villas. After discussion, the Board instructed Ina Savage and Lou Buck to review what items may need to be removed and contact the owner if it's personal property stored on common element property.

1. Comments from owners in attendance: No comments
2. Next meeting date: Annual Membership meeting – January 16, 2021 at 10:00 AM at Casa Blanca Recreational Room, 6154 Midnight Pass Rd, Sarasota, FL.

Adjournment: Mike Leon Guerrero motioned to adjourn the meeting. Lee Piver seconded the motion. All voted aye. Meeting adjourned at 6:50 PM.

Ina Savage

Submitted by Ina Savage, General Manager, CBVR
On Behalf of Ana McMillian, Secretary

December 28, 2020

Date