

Casa Blanca Vacation Rentals, Inc.
Board of Directors Meeting
April 21, 2021
Minutes

The meeting was called to order by Gregg David at 7:50 PM. Present were Gregg David, Gail Glamm, Lee Piver, Ana McMillian, Mike Leon- Guerrero, Peggy Mock and Susan Geitz. A quorum was established with all 7 directors present.

Notice of Meeting: The Agenda was posted April 17, 2021.

Approval of Minutes from March 17, 2021. Gail Glamm requested to add the distinction the \$120.00 cleaning fee is for a 2 bedroom. Lee Piver motioned to approve the corrected minutes. Gail seconded the motion. All voted aye. Motion carried.

Report of Officers: Gail Glamm reported on the March financials.

Committee Reports: a) Rental Committee: Ina Savage gave the report on behalf of the Rental Committee including discussions regarding a permanent red tide cancellation policy and unit inspections. (Copy of report attached)

General Manager's Report: Ina Savage reported on continued operations under COVID 19, unit inspections, spring break and projected occupancy for 2021. (Copy of report attached)

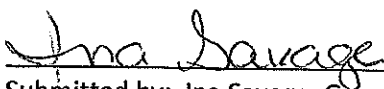
Old Business: No Old Business

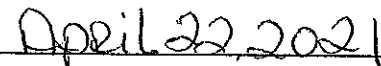
New Business: Red Tide Cancellations Policy: Mike Leon Guerrero motioned to approve the Red Tide Cancellation Policy recommended by the Rental Committee. Lee Piver seconded the motion. After discussion Mike Leon Guerrero amended the motion to include "Red tide must be present at the time of cancellation as per www.myfwc.com or Mote Aquarium". Lee Piver seconded the amended motion. All voted aye. Motion carried.

Comments from Owners in attendance

Next Meeting date: May 19, 2021

Adjournment: Lee Piver motioned to adjourn. Ana McMillian seconded the motion. All voted aye. Meeting adjourned at 8:08 PM


Submitted by: Ina Savage, General Manager
On Behalf of Ana McMillian, Secretary
Casa Blanca Vacation Rentals


Date

Rental and Marketing Report
Meeting – Monday April 19, 2021

OLD BUSINESS

Red Tide Cancellation Policy

Permanent Red Tide Policy Proposal to the Board of Directors

Guests looking to cancel due to red tide may do so under the following guidelines:

1. Arrival date must be within 2 weeks of the cancellation date. Red Tide must be present at time of cancellation.
2. Guest has the option to cancel and forfeit all funds under the current cancellation policy. If the individual unit is rebooked for the same dates the guest will be entitled to a full refund.
3. Guest has the option to rebook any property within a year where rates or fees for those dates will be applicable to the new reservation. Rates will be adjusted according to season rebooked.
4. Should the guest choose to rebook under the one year policy and cancel that booking, the cancellation policy of forfeiting all funds unless the unit and dates are rebooked will apply no matter the date of cancellation.

Discussion:

Ina Updated the Committee on the Spring Break issues and concerns.

Housekeeping Inspections will be ongoing in all units in May. New laminated refrigerator cards with updated information will be placed in all units.

Meeting adjourned

Submitted by Barbara Williams

Next meeting TBD

Rental Committee in attendance: Ina Savage, Gail Glamm, Peggy Mock, Deb Phelps, Lynn DeKorte, Jan Martin, Pam Kissel, Barbara Williams

Casa Blanca Vacation Rentals, Inc.
 General Manager Report
 Wednesday, April 21, 2021

Operations Under COVID-19:

- CDC guidelines suggest businesses still maintain social distancing when you can and wear masks when inside.
- The Clubhouse and Rental Office are still open with guidelines in place.
- The Rental Office continues to operate under contactless procedures for arrivals.
- Extended cleaning procedures are still in place

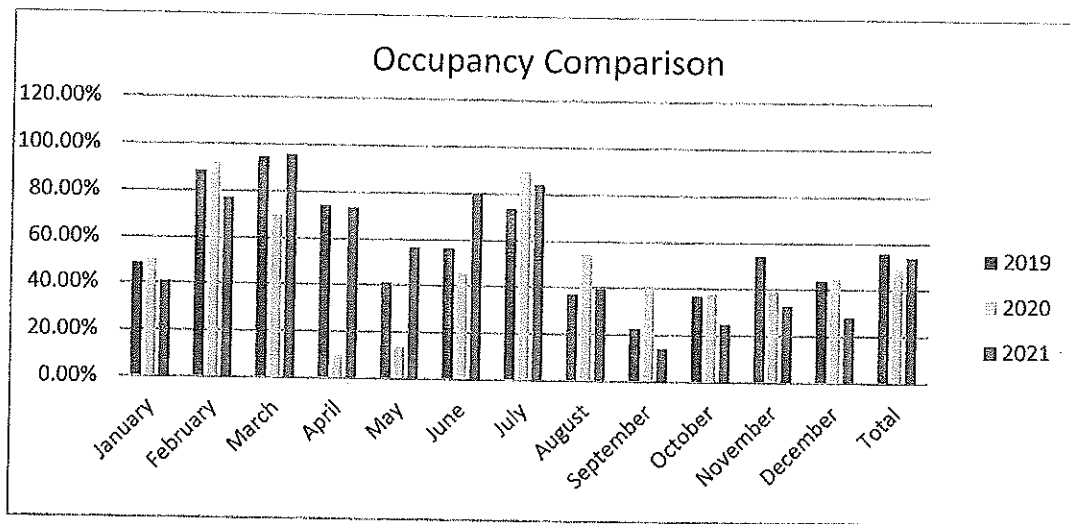
As inspections begin owners' personal bed coverings and pillows will be placed back into the apartments and villas. Coverlets will be stored in sight in case of an emergency should something be dirty or damaged

We continue to receive reservations and inquiries for last minute stays. Since last reported projected occupancy for April, May and June is up 10 to 14 percent.

Spring Break Update: The week of Easter was more active than normal for Siesta Key this year. The local beach and other properties experienced damage. Casa Blanca's property damage was minimal comparatively with 1 vehicle up front along Midnight Pass Road having a broken rear window. Employees from the CBVR team stepped up alongside contracted security to ensure Casa Blanca was protected and safe. This included working extra hours until Midnight or 1:00 AM securing the exit gate, beach building access and constant patrol of the property. This also kept any potential excessive partying at bay in the units and on the beach.

Met with the Rental Committee to discuss a permanent red tide cancellation policy.

Occupancy Comparison (April 17, 2021)



Occupancy projection for the year is currently 53.79% (up a little over 6% since last reported)

June 7, 2021

Casa Blanca Vacation Rentals
6154 Midnight Pass Road
Siesta Key, FL 34242

Attention: Board of Directors

Dear Directors:

My husband and I are long time visitors of Siesta Key (since the late 1990's) and we are now going to become Snowbirds beginning January through March 2022!!

We stayed at a unit at the Casa Blanca property, not too long ago, and enjoyed it immensely! We were hoping to rent a unit for the months of January through March, but were told we would be charged the regular (daily, weekly) rates. We are writing this letter to see if the Board of Directors would consider putting us in touch (or going through your Board) with one of the many property owners who would consider giving a better rate knowing their property would be rented fully for the three consecutive months! We wouldn't mind having to move from our first rental to a second (one move within the 3 months) because of availability issues.

We hope you would consider this request because we truly love the location, the cleanliness of the property and the friendly staff!

Sincerely,

Rick and Debra

Rick and Debra Mack