

Casa del Sol Association, Inc
Minutes of February 18, 2016 Board Meeting

1. **Called to Order** at 6:01 PM by Joyce Anderson.
2. **Roll Call – Quorum** was established with six board members present: Joyce Anderson, Peter Clifford, Kim Strothers, Mike Scott, Marko Dokovic, Yini Matesi. Property Manager – Breisy Laforte. Not present – Leona Schultze.
3. **Proof of Notice** – was posted by P. Clifford on 1/31/2016. M. Scott posted entryway sign.
4. **Approval of Board of Directors Meeting Minutes** – Motion was made to waive the reading of the last board meeting minutes by M. Scott and P. Clifford seconded the motion. The motion was accepted unanimously by the board member present.
5. **Treasurer’s Report** – report read by P. Clifford.
Master Operating \$29,378.16
Master Reserves \$71,292.39
Alhambra Operating \$3,820.00
Alhambra Reserves \$27,829.00
Barcelona Operating \$7,043.00
Barcelona Reserves \$51,705.00
Cadiz Operating \$5,617.00
Cadiz Reserves \$37,141.00
Madrid Operating \$10,508.00
Madrid Reserves \$57,895.00
Motion was made to approve the Treasurer Report by J. Anderson, Seconded by Y. Matesi. The motion was accepted unanimously by the board member present.
6. **Manager’s Report by Breisy Laforte.** Pool resurfacing has been completed. Roof preventive maintenance was done on all the buildings. Dumpster was replaced. Audit currently being done. Mulch work completed. Obtaining bids for pool deck; slab for underneath garbage dumpster.
7. **Old Business – Proposed Rules and Regulations Amendments** - A proposed amendment to the truck parking was drafted by P. Clifford and M. Scott. Proposed amendment read by P. Clifford. Current residents that are truck owners will have a 90 day grace period to comply with new rules. New residents – must comply before they move in. B. Laforte to upload amendment to all the appropriate websites and update our application. Copy of the new rules and regulations amendment to be mailed to all residents. Copy of the new rules and regulations amendment to Robert Todd to be recorded with the Clerk of Court. Motion to approve the new amendment made by P. Clifford and seconded by K. Strothers.
8. **New Business:**
Madrid – Review of building painting proposals: all bids reviewed by board. Motion to hire Island Painting at a cost of \$17,700.00 (base bid), with a 7 years warranty was made by M. Dokovic, seconded by J. Anderson.

Walkway painting proposals for Alhambra, Barcelona & Cadiz and building ramps: proposals were reviewed. Each building would cost approximately \$3450.00 per building. Discussion as to paint removal process needs to be reviewed with company. Paint proposals for sidewalks only, not front door walkway. Motion made to table this item until we can obtain a revised proposal by J. Anderson, seconded by K. Strothers.

Barrier Gate Operator System w. Telephone Entry Vs. Guard: Security/Gate options reviewed and discussed. B. Laforte to obtain bids from a gate company. Current security requires 30 days notice. Motion made to table this item of new business until we can obtain and review bids from gate companies by J. Anderson, seconded by K. Strothers.

9. Motion made to adjourn meeting by J. Anderson, Seconded by P. Clifford at 7:14 PM.