

Casa del Sol Circle Association Minutes 4/20/2017

1. **Called to Order** by M. Borofsky at 6:01 PM.
2. **Quorum was met**; Present – M. Borofsky, J. Anderson, K. Strothers, M. Scott, L. Schultze.
Not Present – representative from Condo Associates.
3. **Proof of Notice:** Agenda - Special Assessment: Posted 4/6/2017 at 2:00PM.

 Agenda – New Management Company: Posted 4/18/17 at 4:00 PM.
4. **Reading of March 16, 2017 minutes waived.** Motion made by J. Anderson
Second by M. Scott; Motion approved unanimously by remaining board members.
5. **President’s Report** – Read by M. Borofsky: Trees trimmed on property; Madrid fence;
Insurance policy issues.

Treasurer’s Report – Condo Associates failed to provide the monthly financials for this meeting.
The April 2017 Treasurer’s report to be read at the next monthly meeting.
6. **New Business:**

New Management Company:
Introductions were made to the new management company: Ameri-Tech.
Ameri-Tech staff present: Michael Perez, CEO; Sharon VanWinkle, Director of Marketing;
Jenny Schoenfeld, LCAM.

New Management staff answered multiple questions; addressed concerns posed by the board
and CDS community present.

Motion was made by M. Borofsky to approve the new management company Ameri-Tech.
Motion was second by J. Anderson; Motion approved unanimously by remaining board
members.

Special Assessment for Clubhouse and Guardhouse:
Insurance company will not renew our policy until the roof on the clubhouse and the entire
guardhouse are replaced. The guardhouse structure is rotten and the whole structure must be
torn down and replaced. M. Borofsky contacted multiple roofing companies. All bids should be
in by next board meeting. The amount of the special assessment should be available by the next
board meeting. CDS community questions/concerns were addressed & answered.

Motion was made by M. Borofsky to approve the clubhouse/guardhouse repair in accordance to
the insurance company requirement; funds for said repair to be paid from reserves and
community special assessment.
Motion was second by J. Anderson; Motion approved unanimously by remaining board
members.
7. **Motion to Adjourn** made by J. Anderson, Second by M. Borofsky.