

Casa Del Sol Association, Inc.

Board of Directors Meeting, February 16, 2017

- * Meeting called to order by M. Borofsky at 6:01 pm.
- * Quorum was met, Directors present: M. Borofsky, J. Anderson, K. Strothers, M. Scott, L. Schultze. Property Manager present: Michelle Clark.
- * Proof of notice posted on bulletin boards on 2/12/2017.
- * Approval of 1/19/2017 board meeting minutes:
 - Motion made by K. Strothers to waive the reading and approve the minutes. M. Borofsky seconded the motion and the motion was passed unanimously by board members present.
- * President's report:
 - Pool chairs restrung, cameras set up and working, fencing needs to be repaired and replaced. Motion made by J. Anderson for Bay Area Fence Factory for fence work to be done. M. Borofsky seconded the motion, and The motion was passed unanimously by board members present.
- * Treasurer's report:
 - Motion made by L. Schultze to accept report, K. Strothers seconded the motion, and the motion was accepted unanimously by board members present.
- * Old Business:
 - M. Borofsky made the motion that bulletin boards be replaced for all buildings and the clubhouse except for Alhambra. J. Anderson

seconded the motion and the motion was accepted unanimously by board members present.

Cadiz mailbox will be replaced.

M. Borofsky made the motion that Madrid's rear landscape will be done by Summit the association's landscaper. J. Anderson seconded the motion and the motion was accepted unanimously by board members present.

***New Business:**

Locks have been repaired.

Construction debris not allowed in dumpsters. There is a \$500.00 fine so call the non-emergency police number.

Alhambra drainage pipe had a video scope that indicated a common condo sewer pipe had a sag of 6 feet. Additional advice will be sought to repair/replace this pipe.

Spa renovation: L. Schultze made a motion to table the renovation. M. Borofsky seconded the motion and the motion was accepted unanimously by board members present.

Our insurance company recommended club house roof and guard house roof be inspected and conform to current wind code. The pavement at the trash dumpster be repaired, the uneven sidewalk at the rear pedestrian gate be repaired, the area leading up to the steps into condo units be painted a warning color so there aren't any falls, the sidewalk near the rear gazebo be repaired to prevent falls. L. Schultze made a motion that these

repairs and roof inspection be done. M. Borofsky seconded the motion and the motion was accepted unanimously by the board members.

Fining: Attorney is finalizing violation letter.

Write Off: L. Schultze made the motion to write off owner balance for 2420 unit 103. M. Borofsky seconded the motion and the motion was accepted unanimously by board members.

For 3077 unit 302: L. Schultze made the motion that the board agrees to release ownership of said property for lump sum payment of \$4,500.00.

J. Anderson seconded the motion and the motion was accepted unanimously by board members.

* M. Borofsky made the motion to adjourn the meeting at 7:25pm and the meeting was adjourned.

**CASA DEL SOL ASSOCIATION, INC
BOARD OF DIRECTORS MEETING**

NOTICE

YOU ARE HEREBY NOTIFIED that a Board of Directors Meeting of the CASA DEL SOL ASSOCIATION, INC will be held at the following date time and place:

DATE: Thursday, February 16, 2017

TIME: 6:00 PM

**PLACE: Casa Del Sol Association Clubhouse
2440 Winding Creek Blvd, Clearwater, FL**

AGENDA

1. Call to Order
2. Roll Call of Directors/Establish Quorum
3. Proof of Notice
4. Approval of Minutes of January 19, 2017
5. President/Treasurer Reports

President's Report:

Camera system in place
Pool lounge chairs re-webbed
Repairs to fencing will be done

6. Old Business:

- Cadiz mailbox
- Bulletin boards
- Madrid – rear landscape

7. New Business:

Criminal activity – fence, gate damage (2/4/17)
Construction debris – dumpster
Drainage Pipe – Alhambra
SPA renovation
Updated Rules/Regulations
Fining Procedure
Write-off 2420-103 (ratify)

Posted by: _____
Date

Thursday, February 16, 2017

Name	Bldg #	Condo #	Email Address	Present?
Bickel, Debora	2440	203	dabickel.db@gmail.com	<input checked="" type="checkbox"/>
Clifford, Pete	3077	109	pclifford6@tamabay.rr.com	<input checked="" type="checkbox"/>
Connolly, Ellen	2440	106	odbet56@aol.com	<input checked="" type="checkbox"/>
Connolly, Kevin	2440	106	colormd1@aol.com	<input checked="" type="checkbox"/>
Giannetto, Leslie	2440	208	leslie819@live.com	
Herbert, Travis	2420	201	travis.t.herbert@gmail.com	<input checked="" type="checkbox"/>
Hominick, Dee	3077	209	biffborof@netzero.net	
Panic, Mira	2420	112	mira.panic@yahoo.com	
Sherman, John	3077	308	phrogs@hotmail.com	<input checked="" type="checkbox"/>
Sherman, Kathy	3077	308	littlephrog@hotmail.com	<input checked="" type="checkbox"/>
Winterling, Lisa	3055	105	lmdettores50@gmail.com	<input checked="" type="checkbox"/>
<i>Annex Mates</i>	<i>3055</i>	<i>101</i>	<i>LEXUS1STCAT@gmail.com</i>	<input checked="" type="checkbox"/>
<i>Kathy Connolly</i>	<i>2440</i>			