

Casa del Sol Circle Association Minutes 10/25/2017

1. **Called to Order** by M. Borofsky at 6:02 PM.
2. **Quorum was met:** Board Members Present – M. Borofsky, J. Anderson, K. Strothers, L. Schultze, M. Scott and Ameri-Tech's - Jenny Schoenfeld.
3. **Proof of Notice:** Agenda was posted 10/23/2017 at 5:00 PM by M. Borofsky.
4. **Reading of Minutes for 9/26/2017:** minutes read by M. Scott. Motion to approve made by K. Strothers, seconded by J. Anderson. Motion approved unanimously by remaining board members.
5. **Treasurer's Report:** read by J. Schoenfeld. Delinquent accounts down from prior month. Current totals for delinquent accounts: Alhambra \$360.00; Barcelona \$3040.66(this is all one account is in collections with the attorney); Cadiz \$2,00.51; Madrid \$6,170.10(this is all one account that is in collections with the attorney).
6. **Manager Report: Read by Ameri-Tech's – Jenny Schoenfeld:**
 - A. **Chimney Damage:** public adjuster was contacted and photos were sent to the public adjuster. We are still waiting to hear from the insurance adjuster.
 - B. **Pipe Repairs:** Alhambra #101 has begun. Alhambra #106 is complete.
 - C. **Number of Board Members:** A question regarding the number of board members was raised by the open forum last month. The documents were reviewed by the association and it was determined that a motion to alter the number of board members needed to be addressed 60 days prior to the annual board meeting. It is the association's conclusion that the total number of board members will remain at five for 2018.
 - D. **Summit Lawn Care/Frank:** Will be providing proposals for Alhambra and Madrid bushes. M. Borosky walked the property with Frank today.
 - E. **Madrid Gutters:** are scheduled to be cleaned.
 - F. **Infinite Irrigation:** has been informed of the sprinkler issues behind the Madrid building.
 - G. **Handy Andy:** M. Borosky will meet with representative to discuss the quality of property cleaning. A list of expectations has been created and will be reviewed with Handy Any representative.
 - H. **Summit Lawn Care:** has been moved to Wednesdays, the day before Handy Andy cleans the property.
 - I. **Madrid Replaced Fence:** is in the process of being painted.
 - J. **Waste Connection:** after review of the invoices it was determined that there was not an increase for window dumpsters. However, upon further review of all the invoices, it was determined that there was a 23% increase since the original signing of the contract. J. Schoenfeld made contact with Waste Connection and spoke with the representative that offered CDS a new contract that would go into effect 1/1/2018. Waste Connection can not charge more than a 5% increase at the start of a new contract year. No increase for the first year and no more than 5% every year thereafter. Starting 1/1/2018 CDS will be saving \$130.00 dollars each month from what we are currently paying. November

2017 and December 2017 rate will remain the same. Decrease and new contract will go into effect 1/1/2018.

K. The Fountains: Property behind Barcelona has been contacted regarding down fences and repairs to down fences should be done within the next couple of weeks.

L. Cadiz Roof: outstanding proposals to repair the roof. Another roofing company was contacted today to obtain a second proposal.

M. Duke Box Alhambra/Madrid: will be replaced 11/9/2017 about 10 AM – power will be off during this time.

7. New Business: Read by Ameri-Tech's – Jenny Schoenfeld:

A. Tennis Court: M. Borofsky contacted three tennis court repair companies for a proposal for repair/resurface the tennis court. Only two companies responded. Open discussion with community was granted and questions were answered. Motion was made by M. Borofsky to approve Florida Courts proposal of \$29,800.00. Motion was seconded by J. Anderson. Motion approved unanimously by remaining board members. Colors to be US Open colors: light blue/light green.

B. Parking Lot Resurfacing: Discussion only – still waiting on proposals from companies for seal coating vs. complete asphalt resurface for entire property except under carports. Request was made by L. Schultze to add a speed bump in front of Alhambra to proposals. Open discussion with community was granted and questions were answered.

C. Landscape Contract: Discussion only – Frank from Summit was on property today. All landscaping issues on property were reviewed and Frank from Summit apologized for lack of care to CDS. M. Borosky walked property with Frank and a list of items to be addressed was created. All dead bushes to be removed & replaced. Palms to be trimmed and dead palm to be removed. Dead tree in front of 108/Alhambra to be removed. Frank to return to property within the week. Open discussion with community was granted and questions were answered.

8. Motion to adjourn made at 6:49 PM by M. Borofsky; Seconded by J. Anderson. Motion approved unanimously by remaining board members.

**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: Wednesday, October 25, 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 Board of Directors Meeting Minutes
5. Treasurer's Report
6. Manager's Report
7. New Business
 - Tennis court refurbish
 - Parking lot
 - Landscape contract
8. Adjournment

Date Posted: 10-23-17 Time: _____

By: _____