

Casa del Sol Association, Inc.
Board Meeting Minutes Wednesday, February 21, 2018

- Meeting called to order by President, Ed Curran at 6:01PM.
- Quorum was met. Directors present: Ed Curran, Kevin Connolly, Debora Bickel, Glenda Workman and Property Manager: Jenny Schoenfeld. Absent: Travis Herbert
- Proof of Notice posted on all bulletin boards on 2/19/2018 at 1:15PM by Kevin Connolly.
- Motion made by Ed Curran to waive the reading of the 1/17/18 board meeting minutes. Seconded by Glenda Workman and passed unanimously by board members present.
- Motion made by Kevin Connolly to Approve the 1/17/2018 board meeting minutes. Seconded by Glenda Workman and passed unanimously by board members present.
- **Treasurer's report** given by Ed Curran:
 - **Alhambra** ended 1/31/2018 with \$13,826.00 in Operating Funds, \$40,214.91 in Reserve Funds and \$54,040.91 in Assets. The 2018 budget has an Operating Cost of \$7,455 per month.
 - **Barcelona** ended 1/31/2018 with \$34,296.17 in Operating Funds, \$67,996.93 in Reserve Funds and \$102,293.10 in Assets. The 2018 budget has an Operating Cost of \$8,520 per month.
 - **Cadiz** ended 1/31/2018 with \$41,165.24 in Operating Funds, \$47,591.76 in Reserve Funds and \$88,757.00 in Assets. The 2018 budget has an Operating Cost of \$8,141 per month.
 - **Madrid** ended 1/31/2018 with \$26,421.60 in Operating Funds, \$57,617.59 in Reserve Funds and \$83,039.19 in Assets. The 2018 budget has an Operating Cost of \$7,161 per month.
 - **Master** ended 1/31/2018 with \$41,460.26 in Operating Funds, \$18,585.57 in Reserve Funds and \$60,145.83 in Assets. The 2018 budget has an Operating Cost of \$16,705 per month.
- **Manager's report** given by Jenny Schoenfeld:
 - Roof repair was completed at Cadiz Unit 302.
 - Received additional information on insurance lawsuit issue from the Insurance company attorney. Request information was collected and sent to the Board and the Association attorney for informative purposes.
 - Sent photos to Anchor Pool and let them know we are dissatisfied with services.
 - Met with the Board and the Insurance Inspector.
 - Working on getting a refund from the Accountant. Our Community was treated as separate organizations instead of one Association.
 - Innovative Roofing will be out this week to make sure the Clubhouse roof does not have a leak. (Noticed stain ceiling tiles inside of Clubhouse)
 - Submitted payment of reimbursements to Board Members for various items at the property. Including: flowers, landscape and tennis court items.

Casa del Sol Association, Inc.
Board Meeting Minutes Wednesday, February 21, 2018

- **Old Business:**

- Tennis courts have been completed.
- Removal of diseased Palm trees completed. (Kobe's Restaurant Manager has been contacted several times about their trees and our Association has filed a complaint with Pinellas County for further action.)
- Started removing dead bushes. This will be an on-going occurrence over the next few months.
- Vandalism of the Clubhouse, Police investigation is open.
- Former Petty-Cash account theft is now being handled by our Association Attorney. A lien/criminal charges and Attorney fees to the signor of the account.
- Telephone Tenant list was developed for Cadiz and has been distributed within their building. Any other building wishing to establish a similar list, please contact Glenda Workman.

- **New Business:**

- Tree restoration and beautification is continuing. Any suggestions on types of plants, trees etc., please email Jenny Schoenfeld.
- New lawn and Irrigation services has begun. Unit owners were commenting on seeing additional rodents by the garbage receptacles and along the top of the fence facing Winding Creek Blvd. Jenny/Manager will contact Robert at NaturZone Pest Control to ask for a bid to place additional traps.
- Board Accomplishments from 1/18/2018 till now:
 - Receiving bids for painting the Gazebo's and Guardhouse roofs.
 - Receiving bids for roof replacements on all buildings.
 - Receiving bids for asphalt resurfacing, white lines and letter symbols.
 - Walk around performed by Ed Curran/President and Jenny Schoenfeld/Property Manager and violation letters were mailed out.
 - Roof repaired on Cadiz above Unit 302.
 - Walkway light repaired on Cadiz building.
 - Hole in parking lot across from and between Barcelona and Cadiz repaired.
 - Board will have completed their %Board Basic Training+within the 90 days of office requirement.
 - Replaced broken sprinkler pump switch.
 - Removed palm plant in front of Clubhouse blocking the window.
 - New decorative pots and plants placed around pool area.
 - Cleaned out fireplace in Clubhouse and added new candlesticks and flameless candles for decoration.
 - Working on removing plastic edge runners in front of Alhambra and lying new sod in its place to help with drainage run off.
 - Had Handy Andy's crew cleanup behind the Clubhouse and remove any free standing pots located anywhere on common ground property.

Casa del Sol Association, Inc.
Board Meeting Minutes Wednesday, February 21, 2018

- Discussion on Null and Void the distribution of all Rules and Regulations **NOT** previously receiving a 75% approval from all owners (Article IX Amendment of Articles, C., OR6721PG1279) and certified by the Secretary of State and recorded in Public Records of Pinellas County, Florida. (Article IX Amendment of Articles, E., OR6721PG1279). This involves the mailings to all Owners dated 3/7/2016, 6/13/2016, 2/27/2017 and 3/16/2017 by Condominium Associates of the Rules and Regulations previously established by prior Boards. Redistributed in 1/2018 by Ameri-Tech. Ed Curran made a motion to null and void the following items below:
 - Invalid trucks modification made by the prior Boards from March 2016 & February 2017 . this will revert our Community back to our Adopted Amendment to Rules & Regulations, Exhibit P the Declaration from March 1988. Official Record: OR6752PG1447-1449
 - Cancellation of Security made by the prior Board from June 2016 . this will revert our Community back to our Certificate of Amendment Article XVI . Amendment, Official Record: OR6752PG1446.
 - Right to Eviction made by the prior Board from February 2017 . this will revert our Community back to our Adopted Rules & Regulations, Official Record: OR5613PG925, Item #14.
 - Establishment of Fining Committee made by the prior Board from March 2017, which mentioned Motorized Mini-Bikes, Bicycles and Smoking areas. This will revert Motorized Mini-Bikes and Bicycles back to our Certificate of Amendment Article XVI . Amendment, Official Record: OR6752PG1448-PG1449 & OR6800PG0078; Smoking falls under 2008 Florida Statutes, Chapter 386, Part II.
 - Renter Agreement made by the prior Board from November 2017 . this will revert our Community back to our Amended Rules & Regulations, Official Record OR5613PG925, Item #14.

A discussion developed within the Community regarding the need to null and void the illegal Rules and Regulations already being followed by Unit owners and know what changes will need to be made in order to comply with the Official documents. A suggestion was made to meet with the Attorney to discuss our options. Jenny stated she would be happy to set-up a conference call with the Attorney, just advise her as to when.

Ed Curran stated we have a motion of the floor to Null and Void all invalid Rules and Regulations: Kevin Connolly, Glenda Workman and Debora Bickel were opposed and asked that this agenda item be tabled. If required a Special Meeting could be called in the near future to include Travis and vote again.

- Kevin Connolly suggested the Board needs to amend its documents and we need to have a discussion on changing the 75% approval rate to a lesser percentage like 50-51% in order to effectively adopt changes. All Board Members unanimously agreed that further discussion is warranted.

Casa del Sol Association, Inc.
Board Meeting Minutes Wednesday, February 21, 2018

- Floor opened for questions and concerns.
- Motion to adjourn made by Kevin Connolly at 7:09PM, Glenda Workman seconded and the motion was passed unanimously by board members present.