

Casa del Sol Association, Inc.
Board Meeting Minutes Tuesday, May 16, 2018

- Meeting called to order by President, Ed Curran at 6:00PM.
- Quorum was met. Directors present: Ed Curran, Kevin Connolly, Travis Herbert, Debora Bickel, Glenda Workman and Ameri-Tech Community Management: Jenny Schoenfeld.
- Proof of Notice posted on all bulletin boards on 5/14/2018 at 11:56AM by Kevin Connolly.
- Motion made by Glenda Workman to waive the reading of the 3/20/18 Board Meeting minutes and approve. Seconded by Kevin Connolly and passed unanimously by board members present.
- **Treasurer's report** given by Travis Herbert:
 - **Alhambra** ends April 2018 with \$9,853.88 in operating and \$45,390.54 in reserves. The 2018 budget has an operating cost of \$7,455 per month for this building.
 - **Barcelona** ends April 2018 with \$21,799.53 in operating and \$12,473.56 in reserves. The 2018 budget has an operating cost of \$8,520 per month for this building.
 - **Cadiz** ends April 2018 with \$10,026.79 in operating and \$7,351.30 in reserves. The 2018 budget has an operating cost of \$8,141 per month for this building.
 - **Madrid** ends April 2018 with \$22,629.78 in operating and \$64,383.34 in reserves. The 2018 budget has an operating cost of \$7,161 per month for this building.
 - **Master** ends April 2018 with \$68,790.63 in operating and \$24,379.60 in reserves. The 2018 budget has an operating cost of \$16,705 per month.
 - There were two items posted into the wrong buckets and have since been corrected per Jenny Schoenfeld.
- **Manager's report** given by Jenny Schoenfeld:
 - Casa del Sol website has been updated with current photos of the finished Tennis Court.
 - Architectural Control Request Form was added to the Documents section of the Casa del Sol website.
 - Corresponded with Kobe Restaurant to have trees removed and cleanup on their side of the fence. All is complete except a stump that needs to be removed.
 - Report street lights out, all should be repaired. (Lights still out by Cadiz)
 - Did property walk through with Ed Curran and Debora Bickel:
 - There are fence slats that need repaired behind Madrid building . emailed Nichole/Manager at the Fountains property.
 - The ficus trees behind Madrid are coming out . second letter was sent.
 - Checking on pool permit . emailed Caitlin from the Health Department about the status of the permit.
 - Letter getting sent to Cadiz 206 about the screen door frame color.

Casa del Sol Association, Inc.
Board Meeting Minutes Tuesday, May 16, 2018

- Letter getting sent to Cadiz 304 about the window screens needing to be repaired.
 - Letter getting sent to Barcelona 105 about patio screens.
 - I will reach out to Nichole/Manager for the Fountains property about the trees needing trimmed and a hole by the Barcelona building.
 - The gutter behind Barcelona 105 needs to be reattached and one off at the side of the building . called and asked the Gutter Man to repair.
 - Going to get a proposal from the Gutter Man about replacing the gutters with 7 inch gutters.
 - Looking into the Madrid water bill.
 - The stucco by Alhambra 108 stairs needs to be repaired.
 - Looking to see if we got the return receipt for the Spectrum bill.
- **Old Business:**
 - Consolidating Budgets for 2019 . Travis Herbert gave an extensive projection overview and shared several overheads on how the possibilities could look for Casa del Sol if we went to one budget.
- **New Business:**
 - Attendees were asked to think about what was presented regarding Consolidating Budgets for 2019 and let the Board know if they have any further ideas or suggestions to be considered in the future.
 - Spa was updated for a cost of \$2,400 as required by the State of Florida.
 - Board Accomplishments from 3/15/2018 thru 5/15/2018:
 - Barcelona & Cadiz Roof replacements completed.
 - Fire Panels for each building tested and brought to code.
 - Dripping water faucet in front of Alhambra Unit 106 repaired.
 - Upper window facade on West wall of Alhambra Unit 201 repaired and painted.
 - Fixed another hole by dumpster across from Barcelona.
 - Removed more dead bushes on common grounds
 - Updated Spa to meet code requirements.
 - Started placement of new sod and plugs around common grounds.
 - Kobe tree removal and parking lot cleanup. (Still waiting for stump to be ground in order to reattach our fence section.)
 - Kobe garbage dumpster cleanup to help with rodent situation.
 - Additional light sensors placed throughout the buildings.
 - Bids for gutter replacement and down spouts for all buildings are being requested by both Ed Curran and Jenny Schoenfeld.
 - Complaints about black soot coming onto the patios from the new roofs. The responsibility is the homeowners to clean their own patios. Both Barcelona and Cadiz had postings on their bulletin boards and emails sent to all known email addresses regarding the new roofs being installed. It was the Homeowner's choice to have placed tarps or some type of protection to help keep their patios clean.

Casa del Sol Association, Inc.
Board Meeting Minutes Tuesday, May 16, 2018

- Jenny will call to have new roofs inspected for Barcelona and Cadiz as there is concern by several homeowners that the roofs were not completed correctly.
- Floor opened for questions and concerns.
- Motion to adjourn made by Ed Curran at 7:15PM, Debora Bickel seconded and the motion was passed unanimously by board members present.