

Casa del Sol Association, Inc.
Board Meeting Minutes Tuesday, September 18, 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 CEO: Michael Perez.
- Proof of Notice posted on all bulletin boards on 9/16/2018 at 3:25 PM by Kevin Connolly.
- Motion made by Ed Curran to waive the reading of the 3/20/18 Board Meeting minutes and approve. Seconded by Glenda Workman and passed unanimously by board members present.
- **Treasurer's report** given by Ed Curran and Travis Herbert:
 - **Alhambra** ends August 2018 with \$14,381 in operating and \$49,290 in reserves.
 - **Barcelona** ends August 2018 with \$28,070 in operating and \$14,170 in reserves.
 - **Cadiz** ends August 2018 with \$15,794 in operating and \$12,987 in reserves.
 - **Madrid** ends August 2018 with \$27,187 in operating and \$69,482 in reserves.
 - **Master** ends August 2018 with \$695 in operating and \$61,150 in reserves.
 - Travis stated the Master is still reflecting Petty Cash and actually shows operating to have \$61,000 and reserves \$26,000. I will get with Jenny Schoenfeld to make sure that gets corrected for next month.
 - Debora stated each building needs a line item added for mailbox replacements or refurbishment. Travis stated he would make sure that happens.
- **Manager's report** handed in by Jenny Schoenfeld:
 - Collections - Unit 101M turned over to our Attorney's Office.
 - Sales/Leases . Unit 107B Sale Application received on 8/23/18. Application was forwarded to the Board to schedule an interview. Interview took place on 8/25/18 and the application has been approved.
 - Future Planning . Annual and Budget meeting planned for November 28, 2018 at 6:00 PM. First mail out will happen October 6th.
- **Old Business:**
 - Travis Herbert provided the board with handouts of Proposed Budgets for both 2019 and 2020.+ The Boards goal is to achieve a Fully Funded+budget moving forward while trying to maintain optimal run rates while meeting State requirements.
 - The Annual Meeting mailing will include a required Proxy to for all Owner's to complete and return and it should be for Administrative issues only. Since the 2019 Budget will be Fully Funded.+
 - Budget Item . motion made by Ed Curran NOT to renew the contract for Spectrum/BrightHouse for March 2019. Seconded by Debora Bickel. Passed (4) four to (1) one. Approved by . Ed Curran, Travis Herbert, Glenda Workman and Debora Bickel. Opposed by Kevin Connolly.

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- **New Business:**
 - **News** – Please have Ameri-Tech post on our Casa del Sol Website.
 - Gutters will start on 9/24/18 for the Barcelona and followed immediately by the Cadiz building.
 - Annual Palm Tree trimming will begin mid October 2018.
 - Madrid roof project will start on 11/5/2018 and then immediately following the Alhambra roof will begin.
 - Casa del Sol parking lot Seal Coating will start on 12/3 thru 12/5/2018 for the Barcelona and Cadiz buildings. Followed by the Madrid and Alhambra buildings on 12/6 & 7, 2018.
- Motion to adjourn made by Ed Curran at 6:35PM, Glenda Workman seconded and the motion was passed unanimously by board members present.
- Floor opened for questions and concerns.