

**CASA DEL SOL ASSOCIATION, INC**  
**BOARD MEETING MINUTES**  
**THURSDAY, JUNE 3, 2021**

- Meeting called to order by President Leona Schultze at 6:06 PM
- Quorum was met: Leona Schultz, President; Lili Menendez, Vice President; George Winterling, Treasurer; Leslie Giannetto, Secretary; and Ellen Connolly, Director; as well as Jenny Kidd, Property Manager, were in attendance.
- Notice of meeting was posted on May 29, 2021 at 3:30 p.m. by George Winterling.
- Minutes from March 25, 2021 meeting were read by Leslie Giannetto. Leona made a motion to accept the minutes. Ellen seconded the motion and the motion was approved unanimously by all present.
- George Winterling read the Treasurers Report of the Financial as of May 31, 2021.
- Alhambra – Operating funds 38,306.60 – Reserve fund 47,976.81
- Barcelona - Operating funds \$35,196.75 – Reserve fund \$63,530.62
- Cadiz – Operating funds \$48,745.24 – Reserve fund \$57,793.64
- Madrid – Operating funds \$52,998.33 – Reserve fund \$28,673.87

**MANAGER'S REPORT read by Jenny Kidd.**

- Financials for May, 2021 will be sent out next week.
- Application for sale at Cadiz # 202 was received and approved.
- Termination letter was sent to US Lawns.
- An email was sent to the community regarding car break-ins.
- **For bids and proposals** – received information regarding elevator phone Upgrades.
- We got three proposals for pool furniture strapping;
- Property Manager will try to obtain three proposals for spa resurfacing.
- Property Manager to have Behr paint give us a painting spec for buildings paint.
- Roofing spec for mansard roof for shingles, but unable to get a spec for tiles.
- Someone at county to give us a case # and information for the fence around the Fountains and someone will be out to take a look
- Elevator inspections for July – 2 in July (Barcelona and Cadiz) and 1 in October (Alhambra)
- The Board may delete some of the older violations on the violation list

- Property Manager sent out information last week to the Reserve company so a reserve study can be done.
- Boxes were brought to clubhouse for storage
- Pool and Spa Certificates for Pool and Spa were sent out. Jenny will follow up.

## **OLD BUSINESS**

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- US Lawns did not do an adequate job. They were called, met with and sent pictures but still did not do satisfactory work. They got a 30-day notice but broke the contract by terminating immediately. We now have West Coast Lawns and we negotiated a better contract. Flowers are extra.
- Leona made a motion to ratify using West Coast as the lawn company. George seconded the motion and the motion was unanimously approved.
- Jenny sent information regarding an upgraded, no one responded to the notice that was sent out, so the elevator was updated elevator phone for \$10.00 per month per building. Leona made a motion to accept the upgrade, Ellen seconded the motion and it was unanimously approved.

## **NEW BUSINESS:**

- Gate will be put in this week or next week in the front near dumpster.
- Federal Law Suit brought against Casa Del Sol and Ameritech. We do not know anything as of yet. We need to have an attorney. Insurance will go up, maybe not right away, but will go up.
- Roof repairs, have been ongoing. A few years ago, the flat roofs on all condo buildings were replaced by Merrilat. A year later they had a gutters were replaced on all condos. Roofs were never inspected for 3 years, so when the 2021 Board was established, George went around with roofing company to determine the status of the roofs. The roofing company determined that during the replacement of the gutters it was required that the edge of the new roofs be lifted for installation of said gutters. The roofs were never resealed after the gutter installation, so the Board had the roofing company come back to reseat all the edges to prevent rain from entering. Having this done would remedy the mold situation. It was suggested to maintain A/C and when going away to keep the thermostat at 80 degrees, don't turn it off.
- Repairing of mansard roofs has not been done. When the flat roofs were done the foreman told Leona the mansard should have been done but were not. The foreman told Leona that the wood is in bad condition and the rest looks like it came from her grandmother's time. Having these roofs done will cost money.
- George has been up on the roofs and has seen that the tiles are cracked, loose and falling off. This is a liability that could cause someone get hurt as well as causing property damage. if you put up shingles with a 25 year warrantee may cost 50% of

what tiles would cost, but would require a 75% of ownership vote which leads us into the next topic:

- Antiquated rules and regulations: we can't change them without 75% ownership vote, which we have never had. We have addressed this with the attorney to change some of these rules made in 1984. We want to be able to change the ownership vote to 51%. We would need to be able to get a majority response for this change.
- **Jenny:** We are the only ones that require a vote from the membership to change rules and regulations. Board should be able to vote on this. We need to check with the attorney to revise.

#### **Emails sent in with questions:**

- Pickup Trucks – off property by 12 a.m. midnight. We are not towing vehicles. Need to submit new/changed rules to State.
- Pool – people leave personal belongings, i.e. pool noodles, tubes, towels, etc. Take your belongings home. We are not responsible if something is missing that is left there. Can only have 4 guests per unit.
- Grill at pool – In the past we had grills. This did not work out, so no grills.
- Clubhouse – Why is it not utilized? People want to have larger parties. If entertaining in the clubhouse, you do not have use of the pool. Users must clean up after. Cannot have use of the stove because it is not vented. You can bring a crock pot or electric pan. People from the pool must be allowed to use rest rooms. If you want a social activity you must leave a deposit should there be any damages.
- Umbrellas – We can't have them because the break, wind blows them away, they must be taken in for hurricanes and storms.
- Lighting Around Premises – Will be taken care of.
- Sick Tree – Will be taken care of.
- Safety in the community – We have had vehicles broken into and belongings stolen from them. Please be vigilant and lock your cars at all times.
- Bird Feeders – they are not allowed. Do not put food or blankets out for the animals. We have a big problem here with rodents and it is costing us a lot of money to have them removed.

George made a motion to adjourn the meeting, Leslie seconded the motion and the motion was accepted unanimously by the Board. Meeting was adjourned at 7:40 p.m.