

Casa Del Sol Association, Inc
Board of Directors meeting
Wednesday July 20, 2022

Time 6:15PM

Place: Casa Del Sol Association Club House
2440 Winding Creek Blvd, Clearwater Fl

- Meeting called to order at 6:15 pm
- Roll call of members completed, and Quorum is established
- Confirmed that notice was posted on bulletin boards
- Meeting minutes read by Rhondra Hopkins. Motion to approve with corrections by Kevin Connolly 2nd by Lili Menedez. Motion carried

Old Business

- Property manager report reviewed
 - Clarification on proposal on elevator upgrade for Alhambra
 - Review Spectrum deal confirmed that we need clarification on the bulk order and what is included in the proposal
- George's Patio picked up half of chairs. Split the repairs in half to leave some chairs in area for seating.
- Gutter man to come to complete the clean-up of ALL gutters on Barcelona
- Received response from Madrid tenant that states that applications were completed and paid for 2 current tenants
- Seaside Bill – working on getting structural integrity reserve study completed in posted time frame
- Review Alhambra elevator proposal and after discussion of reserves. Board voted unanimously to approve updates to the elevator for Alhambra motion by Kevin Conolly and 2nd by Rhondra Hopkins. Motion carried.
- Discussion on updating phones for elevator in Alhambra and Barcelona Board voted unanimously to approve updates to the phones for Alhambra and Barcelona motion by Rhondra Hopkins and 2nd by Travis Herbert. Motion carried.

New Business

- Violation letters update
 - 109M needs notification letter to clean up behind unit
 - 107M needs notification letter to repair screen door
 - 111M and 112M needs notification letter to remove unauthorized wall on patio (owner responsible)
 - 104A – Needs letter to owner for maintenance requirements that include battery to the smoke detector change and confirm no water damage.
 - 204A – Needs letter to owner for maintenance requirements to confirm no water damage.
 - 204C – 2nd notice for non-compliance for dog complaint to property owner.
 - 306B – Letter for Consultation with attorney owner will beresponsible
- Bulletin request to complete cleaning and repairs to screen doors, windows, and blinds. This is a 1st notification before letters of violation will be sent in preparation of fines to be levied.
- Meeting adjourned 7:26pm Motion by Kevin Connolly 2nd by Lili Menedez. Motion carried