

Casa Del Sol Association, Inc Meeting

Wednesday, June 18, 2025

Place: Casa Del Sol Association Club House

2440 Winding Creek Blvd, Clearwater Fl

- Meeting was called to order at 12:05 pm
- Present was Lili, Ellen, Steve, Lonzell, Keith from Ameritech, and David from Ameritech
- Reading of the minutes was waved
- We reviewed the agenda
- We set the tentative date of the budget meeting for December 18, 2025, at 6 pm or 6:30 pm
- For the Treasurer's Report, we reviewed the Master Operating and Reserves amounts
 - This was accepted after a motion from Steve and a second from Ellen
- For the Manager's Report, we reviewed the following items:
 - David will visit our location at least once per week
 - There's a broken mailbox lock at 2420
 - We were waiting for a bid on the awning and gazebo, but Steve is fixing
 - Reviewed collections
 - Any problems or issues should be directed to David and Keith
 - David was asked to focus on Casa Del Sol
 - There's a fence down and weeds are overgrown, pictures and a letter to our neighbors
 - There's a downspout that needs repair and an expired elevator certificate for Barcelona
- For the President's Report, we reviewed the following items:
 - Painting the exterior of the Clubhouse, there's money in reserves, the week of August 25th, accepted after a motion from Steve and a second from Ellen, Rhondra voted in favor via email
 - For the application procedure:
 - Some realtors are using the old form, needs to be the new form
 - Application fee is \$150 per person

- Leases need to cover at least four months
- There was a question about the recent change to requiring one year ownership before renting
- Mentioned that we should make hurricane preparations since the season is approaching
 - Accepted a new guideline to only use clips when putting up hurricane protection after a motion from Lili and a second from Steve
- Discussed that cleaning and maintenance of dryer vents are the responsibility of the owner
 - The price to change out all the dryer vents in the units would cost over \$10,000
 - David should send out a fire prevention email blast with links to potential dangers of neglecting this important task
- We had a Fidelity insurance payment of \$1101
- We're scheduled to receive an estimate from Suncoast Specialties for the soffits at Madrid on June 18, 2025
- Completed a landscape walk and observed a few landscape issues that need to be addressed
 - Giant pots behind units are not allowed in common areas, and they need to be removed or disposed
- David needs to follow up on the outstanding 30 day violations
- The Clubhouse painting will use most of the 2025 reserve painting budget
- Trash bags left out are an issue that needs to be addressed, they shouldn't be stored on the patios
- If someone extends their patio through pavers, etc., the care and maintenance of the extended patio is the owner's responsibility
 - Letters went out regarding this issue
- Parties at the pool are not allowed (loud music, bottles, cans, glasses)
- The attorney's fees for enforcement are the owner's responsibility
- Next year, our reserves must be fully funded based on the reserve study
- Pest control proposals aren't in yet
- Reserve the third Wednesday of the month for meetings since that's when everyone is available to participate
- The meeting was adjourned at 1:15 pm after a motion by Lili and a second by Steve