

*Casa Del Sol Association, Inc*  
*Annual Meeting*  
*Thursday January 29, 2025*  
*Place: Casa Del Sol Association Club House*  
*2440 Winding Creek Blvd, Clearwater Fl*

- Meeting called to order at 2:00pm
- Quorum established 4 directors present
- Proof of notice posting of meeting established
- Meeting minutes reviewed electronically. Motion to accept minutes with corrections by Lili Menedez 2<sup>nd</sup> by Steve Phillips motion carried
- Treasurer Report
- Review delinquencies
  - 10 delinquencies at Alhambra none are with the attorney
  - 14 delinquencies at Barcelona 1 is with the attorney
  - 14 delinquencies at Cadiz 1 is with the attorney – Kim to follow up with attorney on collection status
  - 8 delinquencies at Madrid none are with the attorney
    - Large number of delinquencies are due to year change over and are very small amounts
- Manager report is deferred
- President Report (review of Old Business)
  - Insurance will be put on autopay with AFCO
  - Report form Anchor Pool requires new filter due to updated Department of Health codes. Amount for fix is \$1975. Fix tentatively to be completed on February 4, 2025
  - Merrelit has complete stacks repair. Silver Coating with be completed at later date.
  - Reserve study complete January 15, 2025. Engineering Report completed January 22, 2025. Final reports maybe available approximately 30-60 days
  - Confirm vote for Suncoast Specialty to complete carport repair to damages at Alhambra Motin by Steve Phillips 2<sup>nd</sup> by Ellen Connelly motion carried
  - Confirm vote for LCS to repair storm drain for \$13,378.75 motion to complete repairs by Lili Menedez 2<sup>nd</sup> Steve Phillips motion carried
  - Received proposals for fence repair for \$871 but we are waiting on quote from Handy Andy before any vote.
  - A new proposal from Friendly Pest Control is expected for review
  - Kings III has issue with billing invoice naming, Kim will need to contact for update or adjustment
  - Revised Rules and Regulation we are still waiting for response on some changes requested

- Require 1 year of ownership before property can be rented to tenant motion Steve Phillips 2<sup>nd</sup> by Lili Menezes motion carried
  - Update to Rules and Regulation that Orientation is a requirement before resident can move into property Motion by Steve Phillips 2<sup>nd</sup> by Ellen Connelly motion carried.
- Meeting adjournment 2:40pm motion by Lili Menezes 2<sup>nd</sup> by Ellen Connelly