

Casa Del Sol Association, Inc

Board of Directors Meeting

Monday August 04, 2025

Place: Casa Del Sol Association Club House

2440 Winding Creek Blvd, Clearwater Fl

- Meeting called to order at 6:00pm
- Quorum established all available directors present
- Proof of notice posting of meeting established
- Meeting minutes were reviewed with correction to leave meeting slot available for 3rd Wednesday of the month. Motion to accept minutes by Lonzell Wilson 2nd by Lili Menedez motion carried
- David Espino announced Steve Phillips will no longer be available for Board of Director activities
- Treasurer Report
 - Review on financials provided in packets motion to accept by Lili Menedez 2nd by Lonzell Wilson motion carried
 - Confirm Annual Meeting December 18 6:30pm
 - Budget workshop TBD
- Manager report
 - Madrid needs mailbox repairs working with mail person to complete
 - Madrid- Eve repair set for 08/05/2025
 - Alhambra -305 Balcony repair set up
 - Barcelona – Water leak review leak report provided. Suggested to give 30-day notice for owners to complete repairs with verification. Follow up will be required
 - 309B balcony repair to be discussed
 - Barcelona elevator repair waiting on parts
 - Barcelona irrigation repair of 2 sprinkler heads
 - Review on violations packet provided
- President Report (review of Old Business)
 - Leak detection completed explanation of why leak detection needed Barcelona double normal amount due plus fees for overage
 - Barcelona landscape review complete
 - Madrid landscape review complete
 - Proposal of tree cutting under review
 - Review of inspection report repairs
 - Mansard repair scheduled not completed
 - Complaints for pool area. Partied and disturbance
 - Property review try for every 30days
 - Review violations from walk thru completed
 - Painting of outside club house to be complete 08/25/2025
 - Elevator issues to be completed

- The Fountains request for repairs of tree trimming and fence repair pending
 - Piper complete Fire Inspection
 - BECI Maintenance repair or 309B balcony leak reviewed and repair considered. R2 construction proposed structural engineer review. Discussion of options was conducted and opinions of all directors considered Motion to accept proposal by Lili Menedez 2nd by Ellen Connelly motion carried 3 to1 vote
- Meeting adjournment 7:24pm motion by Lili Menedez 2nd by Ellen Connelly