

Casa del Sol Circle Association Minutes 6/15/2017

1. **Called to Order** by M. Borofsky at 6:00 PM.
2. **Quorum was met:** Board Members Present – M. Borofsky, J. Anderson, K. Strothers, L. Schultze, Ameri-Tech's - Jenny Schoenfeld; Not Present – M. Scott, CDS representative from Condominium Associates.
3. **Proof of Notice:** Agenda was posted Tuesday June 13, 2017 at 4:00 PM by M. Borofsky.
4. **Reading of Minutes for May 18, 2017:** Motion made by J. Anderson to waive the reading of the minutes; Seconded by M. Borofsky; Motion approved unanimously by remaining board members.
5. **President's Report:** Read by M. Borofsky:
 - A. Condominium Associates has failed again for the third month to release any financials for this meeting.
 - B. As of July 1st Ameri-Tech will officially take over as our property management company.
6. **Old Business:**
 - A. Petty cash fund was established in the amount of \$1,000.00.
 - B. Insurance study has been completed. The next insurance study due 2020.
 - C. The clubhouse roof repair was started today, 6/15/17. Pool will be closed during this repair. Pool will reopen on the weekends. Total time for repair will be approximately 15 to 20 business days. Total cost has not been finalized. The amount of Special Assessment is undetermined at this time.
7. **New Business:**
 - A. Guardhouse: Insurance will only cover for approximately \$15,000.00. Insurance will not cover unless it is torn down and rebuilt. The cost to rebuild to county codes is approximately \$30,000.00. If rebuilt the cost will be 100% owner responsibility and a Special Assessment will be issued. Proxy cards will go out to owners to establish a consensus on whether to rebuild or not.
 - B. Insurance requirements: Step painting, asphalt and concrete repairs will be completed by July 1, 2017.
 - C. Annual Insurance Coverage Increase: Heritage policy (residential buildings) increase \$4,300.00, Tower Hill policy (clubhouse, carports, guardhouse, pool, Jacuzzi) increase \$1,200.00. Motion made by M. Borofsky to approve the insurance increase; Seconded by J. Anderson; Motion approved unanimously by remaining board members.
9. **Motion to adjourn** made at 6:20PM by J. Anderson; Seconded by M. Borofsky; Motion approved unanimously by remaining board members.