

Casa del Sol Association, Inc.
Board Meeting Minutes Wednesday, February 20, 2019

- Meeting called to order by President, Ed Curran at 6:00PM.
- Quorum was met. Directors present: Ed Curran/ President, Glenda Workman/Vice President, Travis Herbert/Treasurer, Debora Bickel/Secretary, Jenny Kidd/Ameri-Tech Property Manager, Phil Colettis/Ameri-Tech Director of Operations and Leona Schultze/Director at Large.
- Proof of Notice posted on all bulletin boards on 2/18/2019 at 10:00 AM by Ed Curran.
- Motion made by Ed Curran to waive the reading of the 9/18/18 Board Meeting minutes and approve. Seconded by Travis Herbert. Passed by Travis, Glenda, Ed and Debora and Opposed by Leona.
- **Treasurer's report** given by Travis Herbert:
 - **Alhambra** ends 1/31/2019 with \$7,830.64 in operating and \$5,026.20 in reserves.
 - **Barcelona** ends 1/31/2019 with \$34,999.02 in operating and \$21,854.39 in reserves.
 - **Cadiz** ends 1/31/2019 with \$27,569.54 in operating and \$21,862.91 in reserves.
 - **Madrid** ends 1/31/2019 with \$21,798.91 in operating and \$6,816.62 in reserves.
 - **Master** ends 1/31/2019 with \$43,405.02 in operating and \$28,307.10 in reserves.
 - Travis stated the negatives reflected in the building reports is due to the roof maintenance, water/sewer, mail outs and Property Insurance increase. These negatives will disappear at years-end.
- **Manager's report** given by Jenny Kidd:
 - Collections - Unit 303A and Unit 101M turned over to our Attorney's Office.
 - Sales/Leases . Unit 305C (Lease) Application received on 1/22/19. Application was forwarded to the Board to schedule an interview. Interview took place on 1/25/19 and the application has been approved. Unit 205M (Lease) Application received on 1/23/19. Application was forwarded to the Board to schedule an interview. Interview took place on 1/24/19 and the application has been approved.
 - Financials . Financials were completed on Friday, February 8th.
 - Correspondence . Unit 302C has reported a crack in their exterior window sill in back. Jose/Handyman was sent to the Unit to make repair. However, the repair was not completed. Myself (Jenny) and my boss (Phil Colettis) had conversations with Unit 307A in regards to the towing of their vehicle during the sealcoating.
 - Bids/Proposals . Walker and Superior Fence proposals were printed and provided to the Board for their discussion and review.
 - Maintenance Requests . 302C window sill
 - Violations . None this month.

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- **New Business:**

- Property/Liability Insurance increased approximately \$9-10 thousand due to a Madrid tenant back into 2015 suing Casa del Sol. This is on the Personal Liability side of our insurance.
- Roof Mitigation certificate reflects the inspection on how the building wall is connected to roof and with what type of an attachment. This needs to be determined so Unit Owners can provide this certificate to their personal insurance companies to decrease their insurance rates. Our current 2009 Wind Mitigation certificate is being accepted by our Master Casa del Sol Insurance Company and lowering our property rate. The Board tried on several different occasions to obtain the necessary pictures needed while the roof was being replaced but each of the inspectors could not obtain what they needed. Both Ed and Jenny are working with an inspector to have the fascia soffit eaves removed and the necessary pictures obtained so a current Wind Mitigation certificate can be provided to our Unit Owners. The Board has completed their fiduciary duty. Owners are concerned that they may not get their back credit once the new certificate is received. The personal Unit owners are claiming their insurance is not accepting the 2009 Wind Mitigation certificate. Phil Coletti stated each owner could hire their own inspector to obtain what they need or wait until the Board continues to try to obtain one for them.
- New Fencing for our Community – Bids were received from Walker and Superior Fence & Rail Companies. An audience attendee suggested obtaining a bid from Smith Fence Company (Nationally known) which she had used in the past. Ed recommended she contact that company's Manager and ask him/her to give me (Ed) a call and he would ask the Board to review what is submitted. The Board is not looking to start this process until around August or September 2019. A few items need to be addressed and completed prior to starting this process.
 - The cement walls between the fencing for our entire community need to be painted. One Bid already received was for \$5,000.00.
 - The Fountains owns 100% of the fencing behind Madrid, Barcelona and Cadiz buildings and the Board is trying to get them on board with them paying 100% (Superior Bid = \$38,000) of their ownership or the possibility of Casa Del Sol and the Fountains splitting the cost 50/50 for the betterment of both communities and removing the brown wooden fencing (Superior Bid = \$19,000 each). The last option would be Casa del Sol paying 100% for all fencing (Superior Bid = \$71,000), meaning the new six foot Vinyl Beige Shadow Box fence would be installed in front of the current wooden Shadow Box Brown fencing behind Madrid, Barcelona and Cadiz and then Casa del Sol would have a 100% ownership of all the fence line. The Fountains has already replaced their fencing on one side of the property by the water with a six foot Vinyl fence using Superior Fence & Rail. The Casa del

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Sol portion of the six foot Vinyl Beige Shadow Box along Winding Creek, parking lot behind our Clubhouse and in front of Barcelona (Superior Bid = \$33,000).

- Warranties: Superior - 1 year on Labor and a Lifetime on the fence. Walker . 3 year on Labor and 15 years on the life of the fence.
- Our current wooden brown fence needs to have the nails hammered in and broken slots replaced before hurricane season. Ed stated he would contact our handy man to begin checking the fence line.

- **Old Business:**

- **Open Discussion:**

- Motion to adjourn made by Ed Curran at 6:45PM, Debora Bickel seconded the motion was passed by Ed, Glenda, Travis and Debora, opposed Leona Schultz.