

Casa Del Sol Association, Inc
Annual Meeting
Thursday January 9, 2025
Place: Casa Del Sol Association Club House
2440 Winding Creek Blvd, Clearwater Fl

- Meeting called to order at 6:03pm
- Quorum established
- Proof of notice posting of meeting established
- Motion to install 2 new directors to board Motion by Lili Menendez 2nd by Ellen Connelly
 - Rhondra Hopkins
 - Steve Phillips
- Manager Report
 - Dec Financials are not ready for distribution
 - No violations completed
 - Bid Discussions
 - Drain Box
 - Elevator door for Alhambra
 - Carport repairs at Alhambra and Madrid
 - Fencing repair contractor due for Jan 16
 - Merritt Roofing coming on Jan10
 - Kings III and Rightway are still working on Barcelona Elevator
 - Review proposals received by Steve Phillips for drain pit by dumpster
 - Carports proposals review discussion
 - Backwall proposal to repair discussion – motion to repair back club house wall by Rhondra Hopkins 2nd by Kim Paulsen Motion carried
 - Motion to repair back entrance way of clubhouse by Ellen Connelly 2nd by Lonzell Wilson
 - Discussion on adding sign next to dumpster to try and curb dumping of illegal items – Lonzell to research if cameras are feasible
 - Review Rules and Regulation
 - Would like to consider adding fee for when owners install tenants without orientation and proper paperwork
 - 1 yr waiting period before new owner can install tenant
 - Any and all attorney fees incurred by association paid by owner when having to take legal action on a tenant
 - Motion to have reviewed by lawyer for viability by Steven Phillips and 2nd by Ellen Connelly Motion carried
 - Education requirement
 - 4 hour HOA compliance class required

- Install Officers
- Lili Menendez – President
- Ellen Connelly – Vice President nominated by Lili Menendez 2nd by Steve Phillips motion carried
- Rhondra Hopkins Secretary nominated by Lili Menendez 2nd by Steve Phillips motion carried
- Steve Phillips – Treasurer nominated Lili Menendez 2nd by Ellen Connelly motion carried
- Lonzell Wilson Director at Large
- Meeting adjourned 7:49pm motion by Rhondra Hopkins and 2nd by Ellen Connelly