

MEETING MINUTES
CASABLANCA COMMUNITY ASSOCIATION, INC.
ZOOM BOARD OF DIRECTORS MEETING
August 26, 2021 @ 7PM

Zoom: <https://us06web.zoom.us/j/85684626572?pwd=aFJYR3NCRIB6TUFwVHFJb3Z4WIRSdz09>

Meeting ID: 856 8462 6572

Passcode: 250512

Dial: 1 646 876 9923

In Person: WCM 5736 1st Ave North, St Petersburg, FL

AGENDA

1. Call to order, establish quorum, and verify notice - [Call to order 6:59pm Larry, Lisa, Sydney](#)
2. Approval of minutes 7/22/2021 Sydney Simpson - [Larry motioned to approve, Lisa 2nd, APPROVED](#)
3. Presidents Report
 - A. Need volunteers for board and landscape committee
 - B. Does anyone have questions about portal
 - C. Please check that your email address and telephone number are accurate on the portal
 - D. Bait boxes were baited in June, bait them again in August - [will bait for free when requested](#)
 - E. Power wash - [Schedule came early for power washing, technician moved items as necessary](#)
 - F. Washer repair in laundry room
4. Treasurers Report - [Reserves \\$400,000; CD w/ interest \\$250,000; Total \\$682,655 well funded; P&L in the black; Surplus \\$66,235](#)
5. Managers Report: violation report - [3 units in attorney status. Need ARCS for all renovations. Need notice of completions once work is done. One more issue about screen doors/blinds - call owners first to discuss before turning over to attorney.](#)
6. Landscape Committee report - [Fieldstone walkthru 8/16 - some trees need cutting; proposal for palm trimming in December; increase maintenance on canal bank cutbacks during rainy season; tree corrected at 2040J, trimmed the branch; Fieldstone should spray for ants in trees/lawn, they should be guaranteeing their work, is contract current? Lisa and Larry to reassess contracts.](#)
7. Old business
 - A. Fill dirt around buildings before downspouts - [Getting handyman quotes for dirt; gutters under "Rain Control" warranty; 2025 gutter tilting out incorrectly; Camille to get estimate to remove pine needles and debris where needed.](#)
 - B. Rental of Clubhouse - [on hold due to covid](#)
 - C. 1960D repayment plan - [Notice of default sent to owner for missing payment](#)

D. Asphalt parking lot - Bev: do we need sewage pipe repairs? If so we should wait and do asphalt after; Helene: have had many sewage issues, we should wait if they need to rebuilt main line; Lisa: should we get camera quote first to confirm if the water main is solid for now and years to come? Camille to get quote from Allens Plumbing; Rebecca: Infrastructure line items in budget for water and sewer lines, been saving for these items for 3 years, some has been used over the years for smaller issues.

8. New Business:

A. Do we need to budget for anything other than reserves, such as weight room or social functions - Bike storage? Kayak storage? Gym? Research insurance issues for gym.

B. Move up the December meeting 1 week to December 16 -Larry motioned to move meeting; Sydney 2nd, APPROVED.

C. Monthly meetings, 4th Thursday of each month;

August 26

September 23

October 28 Budget Meeting

December 23

January 27, 2022 Annual Meeting

D. Do we want to continue to have Zoom meetings - Continue on zoom until we have to go back to in-person. Camille will offer office for physical address.

E. Day porter resigned - Larry motioned to hire new permanent day porter - Lisa expressed concerned about insurance - table until next meeting.

9. Owner Input

Bev: sewer grate clean out (porters aware) & invasive plants in clean out should be cut back by Fieldstone

Cathy: 2075B Landscape committee volunteer. Reserve study current? Possibly one in 2022; concerns about parking registration

Helene: chipped paint on stairwells, will it be painted? Camille to get quotes; pepper trees need to be cut back very overgrown along canal

Susan: Internet conversation - based on contract they can raise up to 5% per year, Lisa to call to negotiate

Dawnas: Discussion of drainage- 2040 patio underwater every time it rains. "J" patio lower than sidewalk. Fieldstone getting price to grade "backyards" into drainage ditch.

10. Adjournment - Larry motioned to adjourn at 8:13pm, Lisa 2nd; ADJOURNED.