

MEETING MINUTES 2.17.21

CASABLANCA CONDOMINIUM ASSOCIATION, INC

CASABLANCA BOARD of DIRECTORS MEETING

February 17, 2021 @ 7pm Zoom Meeting

Agenda

- I. Call to order, establish quorum and verify notice 7:00 - 7:06pm Call to Order - Dave, Larry, Sydney, Renee, Jackie in attendance
- II. Approval of minutes: 10/13/2020 - Minutes Approved
- III. President Report
Treasurer Report
Manager Report- violation report & lease/occupancy update - Discussion of violation report from walkthru, electric issues, fire alarms tripping
Include portal and additional treasurer, bod access and any additional member features
- IV. Unfinished Business / Projects for Board Discussion
 - a. Vehicle registration spread sheet discuss participation so far - Poor participation so far, only 15 returned forms. Discussion of how to manage car covers, those in townhouses (private vs public) etc.
 - b. Parking pass Approve towing company for first part parking pass - Motion passed to mail homeowners (Dave, Larry, Sydney)
 - c. Pool wall progress and fence - Pool fence end of March, walls finishing this week (Dave)
- V. New Business
 - A. Ratification and documentation of Board Approved Proposals necessary by email
 - a. CD rollover - Approved (Dave, Larry, Sydney)
 - b. Late fee waive request instance whereby owner sent first amount before correction Approved (Dave, Larry, Sydney)
 - c. Dumpster enclosure repair and improvement Allied fence Approved gate repair from operating account (Dave, Larry, Sydney). Allied will remove gates to repair and then return & reinstall.
 - d. Additional palm tree removal Fieldstone Confirmed palm tree was removed on the 9th of Feb. (Dave)
 - e. Added pool gate allied per plan review Approved (Dave, Larry, Sydney)

- f. Bill back 2025 k and l for plumbing invoice from dan driver plumbing on that stack and main
- g. Bill back the 2025 H and F stack \$102.50 dan driver plumbing each Discussed owner confusion regarding charges. Dave explained it was decided to be split between units F&H as issue was caused by improper flushing of items.
- h. 2025 e lease application There was confusion on this item. We decided to table until next time as there was no recollection. After main meeting adjourned we determined it was actually regarding noise complaint from 2025E & unit above. Discussed with owner that management and BOD have exhausted all options from our end. Upstairs floor permitting and work had been done correctly and to code. Upstairs owners were aware and have worked to remedy issue. If 2025E owner becomes aware of any new information regarding structural issues we can address at that time. Item closed.
- i. Hedge trim invoice needed for pool block stucco and painting

VI. Next Meeting xxxx April 21st 7:00pm

VII. Owner input

Additional discussion of electrical issues (flickering lights) and noise complaint from 2025E.

VIII. Adjournment