

**CASABLANCA COMMUNITY ASSOCIATION, INC.**  
**ZOOM BOARD OF DIRECTORS MEETING**  
**July 22, 2021 @ 7PM**

**AGENDA**

1. Call to order, establish quorum, and verify notice 7:03pm Larry, Lisa, Sydney
2. Approval of minutes 5/19/2021 Sydney Simpson **Approved.**
3. Presidents Report
  - A. Cable TV price increase 2 years, \$4,300-\$4,900 Will explore further, maybe internet only?
  - B. Notice to Commence, Notice to Terminate before last check issued
4. Treasurers Report Lisa - finances good. \$220,561.28 operating act; \$393,323.05 reserves end of June; \$26,437.69 liabilities; P&L statement good for year.
5. Managers Report: violation report, lease/occupancy, portal, meeting schedule Motion to turn over "attorney action" violations to attorney **APPROVED**
6. Old business
  - A. Fill dirt around buildings before downspouts Fieldstone advised handyman may be more cost efficient. Camille to explore.
  - B. CD Rollover - All good.
  - C. 1960D repayment plan June + July missing; Camille to follow up.
  - D. Power wash buildings \$2k to remove old carpeting, wash stairways, etc. Motion for Larry to approve bids up to \$2500 **APPROVED**
  - E. Landscape Committee, Beverly Bussinger **APPROVED**
  - F. Don't have money to resurface parking lot, Reserve Study \$88,000 25 years, top-coat \$18,000 6 years, 2018 last top-coat Will be time consuming and temporary parking/access inconvenience. Need to open to all owners for discussion.
  - G. Are the rodent traps baited?
  - H. We had pest control spray last month Fieldstone has been spraying
7. New Business:
  - A. HVAC in clubhouse HVAC good per Larry
  - B. Monthly meetings, 4th Thursday of each month; **APPROVED**
    - August 26
    - September 23
    - October 28 Budget Meeting
    - December 23
    - January 27, 2022 Annual Meeting
  - C. Continue to have Zoom meetings or return to Club House Per FL statute, must have physical location for meetings. Will COVID continue to effect? Zoom good for out of town

owners to participate. Will determine closer to next meeting.

D. Rental of Clubhouse Will need representative to open/close, check out guests, etc. Deposit required for damages. Rental agreement on file with WCM? Motion to reopen clubhouse **APPROVED**

8. Owner Input

Susan H. Problem with washer in clubhouse, front load doesn't drain.

9. Adjournment 8:10pm