

MEETING MINUTES 5.19.21

CASABLANCA COMMUNITY ASSOCIATION, INC. ZOOM BOARD OF DIRECTORS MEETING MAY 19, 2021 @ 7PM

AGENDA

1. Call to order, establish quorum, and verify notice [Call to order 7:04pm](#)
2. Approval of minutes 4/21/2021 Sydney Simpson [Approved](#)
3. Presidents Report
 - A. CCR to change plumbing - [Owners aren't sending all 5 pages. Need all pages & permits etc. All info is in architectural packet.](#)
 - B. 4-sheetrock walls plumbing, pests, rodents, know common areas - [Ownership within 4 walls of unit. Everything outside belongs to association. I.E. no permanent planting permitted. Must be in pots. Management will send out letter or E-blast to reconfirm rules for everyone.](#)
 - C. Resurface swimming pool - [Will not resurface yet. Per estimates, 2 more years of useful life.](#)
 - D. Tennis court - [\\$10k based on study. We should determine if its worth spending or if we should discontinue since use by occupants is very rare.](#)
4. Treasurers Report - [\(no one on board had financials at time of meeting\) Balance sheet per Jackie: Operating Account \\$154k; Reserves \\$402k; Accounts Receivable \\$10,209; Prepaid Insurance \\$52k. Nothing of concern on income statement.](#)
5. Managers Report: [Site visit tomorrow for inspection. Should close many open violations at that time. There were lots of prior violations due to occupants being unaware of "outside rules". E-blast reminder should help alleviate these. Proposal for pests - Fieldstone for outdoor pest control currently. Got a quote from Emory Brantley & Sons, who do Clubhouse, to do exterior quarterly pest control. \\$600 per quarter. Quote from Nature Zone for termites 3 buildings per month treated, \\$450/qtr. Reserve study done in 2018, need new one \(every 3 years\). Quote for \\$3500 w retainer of \\$1155.](#)
6. Old business
 - A. Vehicle registration and parking permits [Lots of requests for parking forms from homeowners, need to resend. Should we start towing? 48 hours to remedy once ticketed. Email to be sent out as warning we will begin ticketing. Motion to notify tenants that we will begin enforcing automobile ticketing, approved \(Larry, Lisa, Sydney\)](#)
 - B. CD Rollover Exchange Traded Funds - [Now we have TIAA drawing low interest.](#)

9/10ths of 1%. Can switch to Exchange Traded Fund with \$250k buy-in, problem is high risk but yields much higher return long-term. 13.6%/year. Concerns- not liquid to pull out if necessary. Consensus is NO - too much risk.

C. 1960D repayment plan Current, paid up to date.

7. New Business:

A. Establish Landscape Committee Motion approved to for committee of 3-5 members.

B. Quotes to resurface parking lot resurface swimming pool Management to get quotes for pool and parking lot resurfacing jobs.

E. Cleaning walkways and use of outdoor carpet Management to get quotes for removing remaining green carpet & pressure washing walkways.

F. HVAC in clubhouse (did not discuss)

G. Motion for President spend up to \$1,500 without board approval, emails to go to President first for less emails to board and emergency spending Approved

H. Monthly meetings

8. Request monthly BOD meetings, all meetings 7pm, do we want to discontinue Zoom?
Continuing monthly meetings via zoom - approved.

June 16, 2021

July 21, 2021

August 18, 2021

September 15, 2021

October 20, 2021

November 17, 2021

December 15, 2021

9. Owner Input

10. Adjournment. 8:11pm Adjourned.