

**CASABLANCA COMMUNITY ASSOCIATION, INC.**  
**ZOOM BOARD OF DIRECTORS MEETING**  
**November 9, 2021 @ 6PM**

**AGENDA**

1. Call to order, establish quorum, and verify notice
2. Approval of minutes 10/28/2021 Sydney Simpson
3. Presidents Report
  - A. Pest control-sprayed clubhouse for bugs and had club house inspected.
  - B. Completed downspouts, guttering and splash blocks-Reserve Study \$4,419, cost \$2,347
  - C. New sewer and water lines replaced at 1960I, 9130 Plumbing
  - D. Exterior spraying Friday 10/29
4. Treasurers Report
5. Managers Report: violation report
6. Landscape Committee report
7. Old business
  - A. Location of kayak and bike racks, Rules and Regulations state cannot park bikes on grass
  - B. Grading in back of 2040 for drainage problems
  - C. 1960D repayment plan
  - D. Asphalt parking lot, 3 bids:
    1. Rose Asphalt
8. New Business
  - A. Pine needle quote covers BUILDING #2217,#2025,#1960,1951 \$1,000
  - B. Termites 2117H
    1. Rick Rikker Pest Control 813-803-4766 found termites
    2. Emory Brantley, 727-397-8897 to get confirmation and remedy or NaturZone , do we have a termite problem at this residence, if so need to inspect all of building 2117 for damage.
  - C. Damage to dumpster #5 by city sanitation
    1. Allied Fence and have them repair Doug 813-784-8717
    2. Bill back the city for damages
  - D. Lights don't work on Building 2025
  - E. Firewall damage, 2025C, carpenter to look in attic and see if firewall collapse caused break in sheetrock ceiling. Inspect firewall to make sure it meets code.
  - F. Broken light fixture by golf ball behind building 2117, replace glass.
  - G. Water leak from 2025P on to 2025N, has homeowner at 2025P been contacted, has leak been stopped?
9. Owner Input

10. Adjournment

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

December 16

2022

January 27, 2022 Annual Meeting

February 24

March 24

April 28