

CASABLANCA COMMUNITY ASSOCIATION, INC.
ZOOM BOARD OF DIRECTORS MEETING
October 28, 2021 @ 7PM

AGENDA

1. Call to order, establish quorum, and verify notice
2. Approval of minutes 9/24/2021 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 \$88,272
8. New Business
 - A. Budget approval
 - 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