

MEETING MINUTES
CASABLANCA COMMUNITY ASSOCIATION, INC.
SECOND NOTICE OF ANNUAL MEETING
AND ELECTION OF DIRECTORS

To All CASABLANCA COMMUNITY ASSOCIATION, INC. Members,

The ANNUAL MEETING of **CASABLANCA COMMUNITY ASSOCIATION, INC.** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: THURSDAY, JANUARY 27, 2022 AT 7:00 PM**
- **LOCATION: Clubhouse**

2099 Lakewood Drive South

St. Petersburg, FL 33712

Enclosed with this notice is the Agenda for the Annual Meeting, and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors and conducting such other business as may lawfully be conducted.

This year the number of candidates running for the Board does not exceed the number of vacancies that exist on the Board. In accordance with State Statutes, the candidates running for office, by Proclamation, will become the Association's new Board of Directors. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers. Nominations cannot be taken from the floor.

Agenda items are as follows:

1. Call to Order - *Call to order 7:02pm Larry, Lisa, Sydney present*
2. Proof of Notice of the Meeting *Yes, notice properly posted/sent*
3. Certifying of Proxies and Establish Quorum. *Quorum established*
4. Read or Waive Minutes of Last Members' Meeting *Larry motioned to approve minutes, Lisa 2nd, APPROVED*
5. Candidates Have Read and Agree to Abide by Association Documents *All BOD members agree to abide by association documents.*
6. Election of Directors *Larry President, Lisa Treasurer, Sydney Secretary*
7. Reports of Officers and Committees *Treasurers Report- all finances in good shape. Landscape Committee Report - Cathy Whitehead- Working on tree trimming, palms will be trimmed in a 10:2 cut; went through Fieldstone contract with representative to ensure they are staying on track and doing what they are supposed to do. Larry motioned to approve Triangle Tree Service tree trimming bid, Lisa 2nd, APPROVED.*
8. Unfinished Business *City baited 29 rodent traps; 2040 J & I need French Drains installed (ditch with rocks) to prevent flooding; property exterior lighting being dealt with, some lamps inoperable; No longer using Ram Remodel as they are not following through on work orders. Conversation with owners about ongoing plumbing issues, where does ownership start/end; garbage issues (not closing gates, damage, etc), dividers between units damaged.*
9. New Business
 - a. Seating of New Board - *Gay Sparks new volunteer for board. Larry motioned to accept Gay Sparks on BOD, Lisa 2nd, APPROVED.*

10. **Adjournment** Larry motioned to adjourn at 8:19pm, Lisa 2nd,
ADJOURNED

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

1. Call to Order 8:22pm
2. Appoint Officer Positions Larry motioned to appoint Gay as VP, Lisa 2nd,
APPROVED
 - (1) President Larry Welbern ; (2) Vice President Gay Sparks ; (3) Treasurer Lisa Milner; (4) Secretary Sydney Simpson
3. **Adjournment** Larry motioned to adjourn at 8:40pm, Lisa 2nd,
ADJOURNED

By Order of the Board of Directors.

Corey Palmer

Corey Palmer, LCAM
Community Manager