

CASA CASELLES HOMEOWNERS' ASSOCIATION
ANNUAL MEETING, FEBRUARY 19, 2013, 5:00 PM
UNIT 18, CASA CASELLES

1. Roll Call of Homeowners

Attendance: (Unit 1) Andy & Kai, (Unit 2) Irene & Debbie, (Unit 3) Hugh & Emilio, (Unit 4) Proxy, (Unit 5) Sheila, (Unit 9) Proxy, (Unit 10) Proxy, (Unit 11) Eddie, (Unit 14) Janice, (Unit 18) Jim & Vicki, (Unit 19) Rick, (Unit 20) Jon

2. Approval of Minutes of 2012. Moved for approval and seconded.

3. President's Report: Eddie Morris

-Units for sale: #13, #15, #16

- Legal Issues- #17 owes \$50,000. We have a new attorney who is trying to sue the bank for not foreclosing in a timely manner. Bankruptcy has been filed 6 months ago and should be coming up on the docket soon.

-Wind Insurance: We can now take photos of the tie-downs for the roof and submit it to have the rates reduced. Kevin McChesney will do it for \$175.

-We are an exemption to a "wild-Life species area" as of 2/1/13.

-The next big job is spalling repair. The workmen will be here the first week of March. Check under your units and balconies for cracks and let Eddie know.

-Someone hit our front gate again and we must have it repaired or replaced.

-Eddie has the new proof of insurance form for liability. It is needed when you sell your unit.

-There is a raccoon and iguana problem but no inexpensive solution.

-Last year the pool was resurfaced, a bird deterrent was built by the pool and the pavers were cleaned and sealed.

-2013 Projects: Spalling Repair, moving sand to build up on the seawall.

-An updated directory should be available next week.

-The big 70' tree at Unit 13 must come down. It is hitting roofs and is a danger in a storm.

-The gate on the Kito property is still being worked on by the City. There are police patrols at night and day. They are walking the beach also. If there is any disturbance or homeless living on either side of Casa Caselles, you can call the Non-emergency # 809-1111.

4. We have a new website: www.casacaselles.com. Check it out. Also the Minutes of the meeting will be posted on it also along with the financials.

5. Nominating Committee: Sheila Bellefleur was nominated and approved to a 3 year term ending the end of 2015. She replaces Tom Parliament on the Board.

6. The following Officers for 2013 were re-elected:

President: Eddie Morris (term ends 2015)
Vice President: Hugh Key (term ends 2016)
Secretary: Irene Hinden (term ends 2015)
Treasurer: Jon Allen (term ends 2016)
Director: Sheila Bellefleur (term ends 2015)
Resident Manager: Eddie Morris

Meeting Adjourned at 6:30PM

Respectfully Submitted,
Irene Hinden, Secretary