

**CASA CASELLES HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING: FEBRUARY 10, 2015, 4:00 PM**  
**UNIT 16, CASA CASELLES**

**Self-Introduction of Homeowners:**

Attendance: (Unit 1) Andy Celli; (Unit 3) Huge Key and Emilio Key-Lopez; (Unit 5) Sheila Bellefleur; (Unit 10) Doug Sieman and Loie Blackstone; (Unit 11) Eddie & Elizabeth Morris; (Unit 14) Janice Moody and Clay Cormicle; (Unit 15) Martin Wade; (Unit 16) Stan and Sandy Coffman; (Unit 18) Jim and Vicki Grant; (Unit 20) Michael Ingram

Special Guest: Kris Kolpin, CPA

By Proxy: Units 2, 4 & 7

Approval of 2014 Minutes. Moved for approval and seconded.

**Presidents Report: Eddie Morris**

Review of 2014: No storms with any damage. Units 2 and 9 are currently for sale. Unit 2 is under contract. Roof repairs were made to Units 1-5. The pavers were not sealed in 2014 but will need to be re-sanded. New pool furniture and umbrella were purchased.

Legal Issues: The legal proceedings against Unit 17 are moving forward. An Order On Motion to Reset Foreclosure Sale Date is scheduled for February 20, 2015 at 11:00 a.m. in the Key West Courthouse. This is the second time Unit 17 has filed bankruptcy and since then a new judge was elected and took office in December. Unit 17's attorney is mediating with the bank to lower mortgage cost.

Terri Johnson is our City Commissioner. Police are patrolling the walkway and beach for drugs. Our parking outside the gate has been used for drug deals.

Recycling and trash was discussed. Waste Management custom made the waste bin with the two sliding doors for easier access. Please do not over fill the bin with construction materials. Waste Management will report to City if the bin is too heavy to empty it.

Eddie has the new certificate of insurance for common area, pool and board of directors liability.

Elizabeth is putting together the new residence directories.

Allen at Strunk's Hardware can rebuild screens at a reasonable price.

**Treasurer's Report: Eddie Morris**

Revenues & Expenses – Budget vs. Actual for the year ending December 31, 2014 was handed out and explained. Signage was more due to the plaque for Martin Kay and the 2 No Trespassing signs at the pool and dumpster.

Ground Maintenance and Replacement & Repairs were more due to the work on the planters out front. New soil and plants were installed.

Tree Trimming is higher due to the removal of a large palm on the side of Unit 1.

Budget Overview for fiscal year 2015 and Cash Flow was handed out and reviewed. Under Gates the telephone budget is higher due to the long distance charge on cell phones.

Ground maintenance is higher to cover the costs of re-sanding the pavers.

Pool Chemicals is budgeted higher to cover the costs of maintaining the pool at 80 degrees. It takes more chemicals to keep the pool temperature warmer.

### **Projects for 2015:**

Driveway pavers to be re-sanded.

New pool heater installed.

Erosion control is a concern. The loss of sand near the pool wall needs to be fixed. If this is not fixed, the insurance inspectors can force us to put up a fence. Eddie is looking into finding a company to fix it.

Approval of the 2015 Budget. Moved for approval and seconded.

No additional Old Business.

### **New Business:**

There is a chance that Units 2 & 9 may incur construction renovations this year. Please give the board of directors a time frame as to the length of the construction. Some remodeling has taken too long to complete. City permits are a must and required by the association by-laws.

Andy Celli would like to see a sign at the front gate that states Casa Caselles are private residences and no rentals allowed.

Jim Grant asked about placing a no smoking sign at the pool. Burn damages have marred our patio furniture. Discussion was held about the legality of placing such signage in a common area. Jim Grant and Michael Ingram agreed to look into the legality of it.

Martin Wade asked about changing the gate codes. Discussion ensued. Lots of people to notify if changed such as postman, FedEx, UPS, construction workers, maintenance people, etc. Suggestion was taken under consideration.

There being no further business the meeting was adjourned at 6:30 p.m.