

**CASA CASELLES HOMEOWNERS ASSOCIATION
ANNUAL MEETING NOTICE
FEBRUARY 19, 2020, 5:00 PM
UNIT 15, CASA CASELLES**

1. Roll Call of Homeowners

Self-Introduction of Homeowners

Attendance: (Unit 1) Andy Celli; (Unit 2) Robin Tipton; (Unit 3) Hugh Key; (Unit 5) Sheila Bellefleur; (Unit 8) Diane & Tim Vallilee; (Unit 9) Wendy Kullson; (Unit 11) Elizabeth & Eddie Morris (Unit 12) Lynn Wilkins; (Unit 13) Ruth & Wally Naset; (Unit 15) Martin Wade & Lynn Noble; (Unit 18) Vicki & Jim Grant; (Unit 19) Rosemary McGuire & Brad Refsland

By Proxy: Units 4, 6, 10 and 17

Thank You: Bravo to Kai & Andy for the fabulous Italian meal!
Thanks to Lynn & Martin for hosting the Annual Meeting!
A huge thank you to Eddie for all the work he does year-round, for his networking, and keeping everyone informed and up to date here at Casa Caselles!

2. Approval of Minutes of 2019 Annual Meeting

Minutes Distributed. Motion made for approval and seconded. Motion Passed.

3. President's Report: Eddie Morris

Project Overview 2019

- 6 new lounge chairs were purchased for the pool.
- Fence by the recycling area was repaired.
- New pool lights installed.
- Pool leak was repaired.
- New lights were installed on walls for units 6 through 15.
- Spalling repair was done.
- Storage area in front was repaired.

Project Overview 2020

- Continue spalling repair as needed. If homeowners note any additional spalling issues, please notify Eddie.
- Termite mitigation. (See notes under New Business)
- Power cleaning and sealing of driveway pavers.
- New 13 ft. pool umbrella on order.

4. Treasurer's Report including 2019 Budget: Eddie Morris

- **Statement of Revenue Expenses:** Statement for January – December 2019 was distributed and discussed.
- **Profit Loss Budget Overview:** Overview for January – December 2020 was distributed and discussed.
- **Balance Sheet:** The balance sheet as of December 31, 2019 was distributed and discussed.
- **Cash Flow Demand on Maintenance Reserve:** An anticipated maintenance list was distributed and discussed.

Motion was made to approve all Financial Reports and seconded. Motion passed.

5. Old Business

- **Keys Energy Service:** Currently 100 amp service. If new service is needed to 200 amp would require elevation of the transformers and would be expensive.

6. New Business

- **FEMA Designation:** Eddie attended a FEMA Meeting. Currently Casa Caselles is designated as a VE 11 Zone (susceptible to flood and waves). It is expected that we will be designated as an AE 9 Zone (susceptible to flood only). This could potentially reduce insurance rates, however, may take 12-18 months to finalize.
- **Termites:** A survey done in Feb 2020 identified an issue with subterranean termites. A company will be putting out 240 bait traps around the periphery of the condos with planned re-survey in 4 months and in 6 months. Homeowner's are responsible for individual condo extermination services which is suggested monthly.
- **Casa Caselles Directory:** New 2020 Directories were handed out and will be mailed to those not in attendance. Thank you to Elizabeth for organizing the directories.
- **By Laws / Rules & Regs:** The board will be reviewing current By Laws / Rules and Regs. Casa Caselles will need to ensure that legal requirements are met as we are a Planned Unit Development.

7. Adjourn

Motion was made and seconded. Motion passed. Meeting adjourned at 7:15 p.m.