

**CASA CASELLES HOMEOWNERS ASSOCIATION
ANNUAL MEETING NOTICE
FEBRUARY 16, 2021, 4:30 PM
POOL AREA, CASA CASELLES**

- **Roll Call of Homeowners**

Self-Introduction of Homeowners

Attendance: (Unit 1) Andy Celli & Kai Schrade; (Unit 2) Robin Tipton; (Unit 3) Hugh Key; (Unit 5) Sheila Bellefleur; (Unit 6) Jeanette Silvestri; (Unit 8) Diane & Tim Vallilee; (Unit 9) Vic Musmanno; (Unit 10) Jim Hottmann; (Unit 11) Elizabeth & Eddie Morris; (Unit 13) Ruth & Wally Naset; (Unit 14) Ken & Haley Herriott; (Unit 16) Irwin Fayne; (Unit 18) Vicki & Jim Grant; (Unit 19) Rosemary McGuire & Brad Refsland; (Unit 20) Fern Malouin & Liran Moryosef

By Proxy: Units 6, 7

- **Minutes of 2020 Annual Meeting**

Minutes of the 2020 Annual Meeting were dispersed. Minutes approved.

- **President's Report: Eddie Morris**

Project Overview 2020

- Pool: Purchased 2 new umbrellas.
Recovered chairs.
Repaired pool leveler & heater.
- Replaced lights.
- Replaced back flow valve.
- Termite Mitigation: Initiated monthly monitoring for subterranean termites.
- Power cleaned and sealed driveway pavers.
- Developed list for spalling repair.

Project Overview 2021

- Spalling Repair: All Keys Concrete will be onsite for 2-3 weeks completing identified spalling repair for each unit. If homeowners note any additional spalling issues, please notify Eddie.
- Termite mitigation: Continue monthly monitoring.

- Transformer: Repair of fan and spalling.
- Roof: Identified problem with leaking roof flashing. Approximately 1/2 of the flashing has already been repaired with plan to complete repair of the remaining flashing.
- **Treasurer's Report including 2020 Budget: Eddie Morris**
 - **Statement of Revenue Expenses:** Statement for January – December 2020 was distributed and discussed.
 - **Profit Loss Budget Overview:** Overview for January – December 2021 was distributed and discussed.
 - **Balance Sheet:** The balance sheet as of December 31, 2020 was distributed and discussed.
 - **Cash Flow Demand on Maintenance Reserve:** An anticipated maintenance list was distributed and discussed.

Reports reviewed & approved.

- **Old Business**
 - **Transformer:** The current transformer is one of the oldest in Key West, however, is working well and in amazingly good shape. An inspection identified that a fan needed repair and crack in the spalling of the electrical room needed repair. These repairs have been arranged. (See Project List for 2021).
 - **Termites:** Subterranean termite mitigation is ongoing with monthly monitoring. There is no evidence of termite activity in units 1-10. There has been evidence of activity in units # 14 & 19. These issues have been addressed & will be monitored. If you see signs of any termite activity, please let Eddie know.
- **New Business**
 - **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. Electronic copies will be e-mailed as well.
 - **Call Box:** There is a long-distance charge for the call box service. The Board is looking at alternative options. The option of using a keypad only versus the call box was brought up at the Board Meeting. Discussion was held. Motion was made to eliminate the call box and pursue keypad option. Motion passed.
 - **Board of Directors:** Current Board of Directors includes: Eddie Morris, President; Kai Schrade, Treasurer; Rosemary McGuire, Secretary; James

Hottmann, Director; Ken Herriott, Director. Hugh Key, our resident lifeguard and sunrise photographer is stepping off the Board after 15 years along with Martin Wade, who will be moving soon. Thank you to both ---- your service is much appreciated!

Thank You: Special thanks to Andy & Kai for preparing and organizing a delicious meal.

Many thanks to Eddie for his year-round work as President of the Board.

- **Adjournment**

Motion was made and seconded. Motion passed. Meeting adjourned at 5:05 p.m.