



## **Casa Caselles Homeowners Association Annual Meeting**

**February 16, 2022, 4:00 PM**

**Pool Area, Casa Caselles**

**1. Roll Call of Owners – Self Introduction of Homeowners**

**Attendance:** (Unit 1) Andy Celli & Kai Schrade; (Unit 2) Robin & Stephen Tipton; (Unit 5) Sheila Bellefleur; (Unit 7) Dale & Barbara Bardes; (Unit 8) Tim & Diane Vallilee; (Units 11 & 12) Eddie & Elizabeth Morris; (Unit 13) Wally & Ruth Naset; (Unit 14) Ken & Haley Herriot; (Unit 16) Irwin Fayne & Gary Hegedus; (Unit 17) Mark & Stacy Morrison; (Unit 18) Steve Walker & Michelle Timmers; (Unit 19) Brad Refsland & Rosemary McGuire;

**By Proxy:** Units 4, 6, 15, & 20

**2. Approval of Minutes of 2021 Annual Meeting**

Minutes distributed. Motion made for approval by Elizabeth and seconded by Tim. Motion passed.

**3. President's Report: Eddie Morris**

**Project Overview 2021**

- **Spalling Repair** – A significant amount of spalling repair was completed last year. Budget was \$45,000 and actual cost was \$67,000. Spalling repair will be an ongoing project.
- **Roof Repair** – All flashing has been repaired. Actual roof remains in good repair.
- **Pool** – New pool heater was installed & is working well. Laser leveler installed.
- **Transformer** – Replaced fans & cleaned. This is a very old transformer & will need to be replaced at some point.

**Project Overview 2022**

- **Spalling Repair (Ongoing Project)** – Repair is budgeted and work will be prioritized. Jim Hottman offered to take the lead & work with the contractor. Plan to complete a walk-through with the contractor to develop a systematic plan for repair. John,

contractor, will mark areas designated for repair with spray paint. Any changes to repair plan must be approved by the Board.

- **Resurfacing of the Pool** – Pool was resurfaced 10 years ago. \$20,000 budgeted for this in 2022. Tentatively planned for June. Pool will not be usable for a week. Also plan to put in low voltage lighting in pool area.
- **Palm Tree Replacement** – Rosemary is following up to replace overgrown palm trees at the entrance to the pool.
- **Painting of Sea Wall** – Project to be completed when wind & King Tides are ended.
- **Cleaning/Sealing of Driveway Pavers** – Project scheduled for 2020, however postponed due to lack of availability of sealer. Plan to complete in April and clean pool deck as well.
- **Painting of Units** – This project is planned/budgeted for 2023. The Association is responsible for painting the front of all units, while homeowners are responsible for the backs of individual units. The contractor is available for home owners to hire as desired.

**4. Treasurer’s Report including 2022 Budget** – We are receiving minimal interest at this time. Have not had Inflation/Cost of living increase in dues for over 10 years, while actual cost of services continues to rise. The Board proposed a \$100.00 per month per unit increase in Association dues. Discussed inflation costs, comparable HOA dues, maintenance reserves, and budget goals. No concerns expressed regarding increase in dues. Increase will take effect with the billing for the next quarterly dues (2nd Quarter).

- **Statement of Revenue Expenses:** Overview for January – December 2021 was reviewed & discussed.
- **Statement of Assets, Liabilities & Fund Balance:** Summary as of December 31, 2021 was reviewed & discussed.
- **Profit Loss Budget Overview:** Report for January through December 2022 was reviewed & discussed.
- **Cash Flow Demand on Maintenance Reserve:** An anticipated maintenance list was distributed & discussed.

Reports accepted.

#### **5. Old Business**

**Recycling** – Waste Management is very specific regarding types of waste recycled. They will not take anything in plastic bags. Please review the list of acceptable items for recycling, which is located in the back of your Directory.

#### **6. New Business**

- **Preserves** – FYI: If you have noticed the crime tape in the east preserve, it was put up after Officers recently removed 28 people who were living there. The Preserves are restricted to daytime use.
- **Power Source for Electric Cars** – Eddie reported that he has been in contact with Keys Electric to discuss feasibility of putting three charging stations in front parking area. There would be code provided to homeowners so that they could utilize & be charged for the use of these stations. This would also prevent use of stations by others outside of the Association.
- **Casa Caselles Directory** – The new 2022 Directories were distributed and will be provided to owners not in attendance. Thank you to Elizabeth for organizing the Directories.
- **Guests Registration** – Unfortunately, even with the front gates closed, we have trespassers that like to use the pool. Guests must be registered with the HOA Secretary, Rosemary McGuire, Unit 19. See Guest Registration Form in the Directory. E-mail or text rosemary so that she can e-mail residents of Casa Caselles that visitors will be on the property. This makes it easier to welcome visitors. E-mail: rosemary.mcguire112gmail.com      Text: (701) 367-1935
- **Thank you:** A round of applause was given to Eddie for all of his work as President of the Association. Thank you to Kai for arranging the food!

## 7. Adjournment

There being no further business, the Meeting was adjourned @ 4:50 pm.