

**CASA CASELLES HOMEOWNERS ASSOCIATION
ANNUAL MEETING NOTICE
FEBRUARY 15, 2023, 4:30 PM
POOL AREA, CASA CASELLES**

1. Roll Call of Homeowners

Self-Introduction of Homeowners

Attendance: (Unit 2) Robin & Stephen Tipton; (Unit 3) Jeff & Missy Krile; (Unit 5) Sheila Bellefleur; (Unit 6) John Krizka; (Unit 7) Dale & Barbara Bardes; (Unit 8) Diane & Tim Vallilee; (Unit 11 & 12) Elizabeth & Eddie Morris; (Unit 13) Ruth & Wally Naset; (Unit 14) Ken & Haley Herriott; (Unit 15) Roger Emmons & Kenn Edwards; (Unit 16) Irwin Fayne & Gary Hegedus; (Unit 17) Mark & Stacy Morrison; (Unit 18) Steve Walker & Michelle Timmers; (Unit 19) Brad Refsland & Rosemary McGuire; (Unit 20) Fern Malouin & Liran Moryosef

By Proxy: Units 4 & 10

2. Minutes of 2022 Annual Meeting

Minutes were emailed to all residents. No additions or corrections submitted. Minutes accepted.

3. President's Report: Eddie Morris

Project Overview 2022

- **Spalling Repair** - Ongoing repair is budgeted. A prioritization list was completed with the assistance of Jim Hottman. One third of spalling repair is a priority. Focus will be on priority repair this year. If residents notice any spalling that needs immediate attention and is not on the priority list, please contact Eddie.
- **Pool Resurfacing** - Resurfacing of the pool was completed in September. More extensive repairs & a longer time frame were required to complete the project. Unfortunately, the pool had to be drained and cleaned after Hurricane Ian. The new pool service is doing a great job. Two new umbrellas were purchased.
- **Sealing of Driveway Pavers** - Project scheduled for 2020, however postponed due to lack of availability of sealer. Sealant is here. With the number of trucks in & out related to construction, plan to complete sealing when construction is completed.
- **Palm Tree Replacement** - Overgrown palm trees were replaced at the entrance to the pool. A tree was removed by Unit 20. This tree will need to be replaced somewhere on the property per Tree Commission regulations.
- **Painting/Repair of Sea Wall** - Project was completed.

Project Overview 2023

- **Spalling Repair** - (Ongoing Project - see above notes under Project Review 2022).
- **Painting of Units** - Project will take approximately a month. Paint has a sealant in it and helps prevent saltwater intrusion. Further information will be provided closer to the project start date.

4. Treasurer's Report including 2023 Budget: Eddie Morris - Financials were reviewed and discussed. Currently have \$247,683 in fund balance. Goal is to have \$300,000 however the association has had additional expenses with Hurricane Ian, spalling repair, and increased expense of materials/work. Eddie is looking into a Common Maintenance Agreement with the next door condo association to reduce maintenance costs.

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

- **Hurricane Ian:** The Association had a \$60,000 loss related to the water surge from Hurricane Ian. Manuel & his crew have done a great job with cleanup and replacing plants. Pool was drained, cleaned & refilled. A \$5,000 one-time special assessment for all association members to off-set Hurricane Ian costs & increase fund balance will be implemented. Our accountant, Kris Kolpin, will send out an invoice on February 16th. Nearby condo associations have had significantly higher special assessments and have much higher association dues.
- **Federal Storm Mitigation Funds:** Federal funds may be available for hurricane remediation. Eddie attended a meeting here in Key West. Currently funding is focused on other less fortunate areas of Florida. Eddie will keep us posted.

7. Other

- **Casa Caselles Directory:** Forms to update information on residents were emailed this week. Please review and update with current information and forward to Eddie or Rosemary. Elizabeth will update information for the 2023 Directory and provide a hard copy & an electronic copy to each resident. Thank you to Elizabeth for organizing the Directories.
- **Termites:** A question was asked regarding tenting of units for termites. Eddie indicated that we have no plans to tent. There have been problems with subterranean termites; however outside traps have been set to mitigate that issue.
- **Cane Toads:** Diane shared that she has seen cane toads on the Casa Caselles grounds. These toads are very poisonous to most animals that bite them. The poison is very fast acting. Keep a close eye on your dogs/pets. If they should bite a cane toad, rinse your pet's mouth out with a garden hose and take it to the Vet immediately.

8. Adjournment

There being no further business the meeting was adjourned at 6:10 pm.