

CASA CASELLES HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES

FEBRUARY 7, 2024, 4:30 PM

POOL AREA, CASA CASELLES

1. Roll Call of Homeowners

Self-Introduction of Homeowners

Attendance: (Unit 3) Jeff Missy Krile; (Unit 5) Sheila Bellefleur; (Unit 8) Diane & Tim Vallilee; (Unit 10) Susan Sickich; (Unit 11 & 12) Eddie Morris; (Unit 13) Ruth & Wally Naset; (Unit 14) Ken & Haley Herriott; (Unit 15) Kenn Edwards; (Unit 16) Irwin Fayne & Gary Hegedus; (Unit 17) Mark & Stacy Morrison; (Unit 18) Steve Walker & Michelle Timmers; (Unit 19) Rosemary McGuire & Brad Refsland; (Unit 20) Fern Malouin & Liran Moryosef

By Proxy: Units 1, 2, 4, 6,

Guests: Kris Kolpin, Accountant; Leo & Helen Walters, who will be purchasing Unit 5

Board Members: Eddie Morris, President; Ken Herriott; Kenn Edwards; Steve Walker, Jeff Krile; Rosemary McGuire, Secretary

2. Minutes of 2023 Annual Meeting

Minutes of the 2023 Annual Meeting were emailed. Motion to approve by Susan, seconded by Stacy and Minutes approved.

3. President's Report: Eddie Morris

Project Overview 2023

- **Spalling Repair:** Spalling repair completed.
- **Painting of Units:** Painting completed.
- **Pool:** Resurfacing of pool was completed in September of 2022, unfortunately the pool had to be drained, cleaned and refilled following Hurricane Ian.
- **Lightning Strike:** Lightning struck the corner of Unit 10 last summer, causing damage to the roof, generator, TVs and some outlets.
- **December Storm:** Landscaping along the ocean side was lost and the pool was filled with seaweed. Landscaping has been replaced, pool was drained, cleaned & refilled and seawall was resealed & painted.

Project Overview 2024

- **Pool Furniture:** New furniture has been ordered: 6 chaise lounges, replacement tables & chairs.
- **Sealing of Pool Area, Driveway Pavers, and Parking Area:** Project will be scheduled for May or June when there are fewer residents here. Project should take approximately a week. Residents may also have their carports cleaned/sealed at an approximate cost of \$275.

4. Treasurer's Report: Eddie Morris and Kris Kolpin, Accountant

- **Statement of Assets, Liabilities & Fund Balance:** Statement for January – December 2023 was distributed and discussed. Report accepted. Kris is researching the process for implementing late fees for Association dues that are not paid in a timely manner.

5. Old Business

- **Subterranean Termites:** Ongoing monitoring for subterranean termites continues with traps located outside the walls and inside the complex. Traps are refilled every six months and have shown minimal evidence of termites.
- **Storm Mitigation Project:** Federal funding is focused on less fortunate areas of Florida.
- **Christmas Lights:** Christmas lights were lost in Hurricane Ian water surge. The HOA will be replacing lights for balconies prior to the 2024 Holiday Season.

6. New Business

- **Casa Caselles Directory:** Directory update forms were sent out. Residents were asked to complete forms if changes or to let Rosemary know if there are no changes. New directories will be provided once all updates are received. It was determined not to include birthdays in the Directory. Thanks to Elizabeth for her work on the Directories.
- **Front Gate:** The front gate was repaired and is in good working condition. It is recommended that those who are walking or riding bicycles use the pedestrian gate versus the vehicle gate to minimize wear & tear.
- **HOA Key Box:** The Key Box was available at the meeting. For those of you who did not get a chance to check your unit key, you are welcome to stop by Eddie & Elizabeth's and review what we have. A current key or access code is needed by the HOA in the event of an emergency.

7. Adjournment: Motion was made by Mark, seconded by Brad. Meeting adjourned at 5:10 pm.