

**CASA BONITA CONDOMINIUMS OWNERS ASSOCIATION**  
**MINUTES OF MEETING OF**  
**THE BOARD OF DIRECTORS**  
**SEPTEMBER 4, 2019**  
**6:30 PM at the Pool**

1. The meeting was called to order at 6:34 pm by the President.
2. There were present the following directors of the Association, constituting a quorum:
  - Jenifer Dorn    President
  - Kelly Fickle     Vice-President
  - Cindi Rees     Treasurer
  - Judee Barison     Director

Also present - Lorna De La Ossa, Property Manager from Bidegain Realty.

3. The meeting minutes from June 5, 2019 were not read aloud, but previously reviewed by the board and Kelly moved to approve the minutes, Jenifer seconded and they were unanimously approved.
4. Financial Reports – Cindi moved to approve the financials and send for final audit, Jenifer seconded and it was unanimously approved.
5. The board received a resignation letter from Judee Barison and Arthur Yavelberg has offered to fill her seat. Jenifer moved to approve and Cindi seconded the motion and it was unanimously approved that Arthur will be the new director.
6. Old Business -
  - a. Cypress trees – 2 cypress trees by unit 30 are done.
  - b. Only 2 homeowners called regarding interior Repairs from roof leaks. The repairs in unit 8 & 13 have been done.

7. New Business

- a. Landscape contract will not be signed at this time. Board has asked property manager to start getting proposals from other landscape companies.
- b. Board has asked property manager to have small palm tree removed by unit 2.
- c. Roof repairs- Unit 8 had a cable line lifted and the roof coating was removed. Alan Bradley Roofing has gone back to re-coat those areas. A new leak at unit 15 has occurred and it was discovered that there was a faulty T-vent under an A/C unit that was causing the leak. Leak will be repaired and the estimate for the repair is \$395.00. Jenifer moved to approve the proposal from Alan Bradley Roofing, Cindi seconded the motion, it was unanimously approved. Interior repairs will be done once the T-vent has been fixed.

- d. The roof repairs had an excess amount from the assessment in the amount of \$1,745. Board will use to cover the interior repair damage from those roof leaks.

## 8. Open Discussion

- a. Kelly proposed mailing out more cards about the dog poop issue. Jenifer said that it really would not make a difference and has offered to get some signs made to place around the community.
- b. Kelly also asked if someone could clean her roof. Lorna has recommended that the maintenance man will be called on a quarterly basis to clean off the roofs and make sure the coating is in good order.
- c. Lorna brought up some issues at the community regarding a suspicious person riding their bike through on the sidewalk. There has also had been a complaint by a homeowner that they believe that their tenant's car was egged by another homeowner for parking in an uncovered parking spot. The homeowner said that there has been confrontation in the past with homeowner telling the tenant that they couldn't park in the uncovered spot.
- d. Kelly discussed the possibility of a special assessment for the parking lot. Lorna will get 3 bids from paving companies to be discussed later and a ballot be put in the annual meeting.

Upon motion made, seconded, and adopted unanimously the meeting was adjourned at 6:58 pm.

Next meeting November 6, 2019, 6:30 pm at the pool