

**CASA BONITA CONDOMINIUMS OWNERS ASSOCIATION**  
**MINUTES OF MEETING OF**  
**THE BOARD OF DIRECTORS**  
**FEBRUARY 6, 2020**  
**6:30 PM at the Pool**

1. The meeting was called to order at 6:30 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
  - Dean Miller    Secretary

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

3. The meeting minutes from November 6, 2019 were not read, but previous reviewed by the board, were unanimously approved.
4. Reports –
  - a. Financial reports were unanimously approved.
  - b. Property manager discussed that the county came by but could not get in the pool area or pump room. The report only requested that a rope needed to be on the buoy. E-konomy has been called to get that installed. It was also discussed that the roofs were inspected and that there were some ponding areas. Carol at Alan Bradley Roofing said that due to the time of year, ponding will occur and to just keep an eye on it to make sure it doesn't cause any damage.
5. Old Business -
  - a. West wash area/easement is overgrown and the property manager, Expert HOA, has been call regarding the west side wash area and they have not returned calls. Lorna will contact Carmine again to see if they can clean up that wash area.
  - b. New landscaper so far is doing a great job, except they are blowing in the patio areas and not blowing out from underneath the bushes. Property manager will contact Landtamers with these issues.
  - c. Letter will be drafted and ballot proposed to homeowners for a special assessment to either replace the irrigation system or complete asphalt overlay in the parking lot for the annual meeting.
6. New Business
  - a. Italian cypress near unit 36 proposal needs to be re-submitted for just topping. Lorna will contact Landtamers.
  - b. Oleander tree by mailboxes is making a mess on the roof. Lorna will contact Landtamers to see what can be done.
  - c. The light by unit 1 is not secure and needs to be fixed. Lorna will get a work order to repair light.
  - d. Roof leak was discovered at unit 9, which was repaired by Alan Bradley Roofing.

- Interior repairs for roof leaks were finally completed at unit 9 and unit 31.
- e. Auto fill quote for the pool and spa was approved unanimously. Lorna will also get a proposal for new pumps, due to the age of the current equipment.

## 7. Open Discussion

Annual meeting was set for April 18, 2020 at 11:00.

Meeting was adjourned at 7:07 pm.