

**CASA BONITA CONDOMINIUM OWNERS' ASSOCIATION  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 12, 2025, AT 6:30 PM AT THE POOL RAMADA**

1. The meeting was called to order at 6:30 pm by the President.
2. The following directors of the Association, constituting a quorum:  
Jenifer Dorn, Kelly Fickle, Cindi Rees and Arthur Yavelburg
3. Also present was Lorna De La Ossa, Association Manager from Bidegain Realty and Jordan Cohen, homeowner
4. Minutes from the regular meeting on December 11, 2024, were previously reviewed and passed unanimously.
5. Old Business –
  - A. Shut off valve repairs with Drainmasters were repaired.
  - B. Patio fence repairs – will be done as homeowners request work
  - C. Scuppers – Lorna will get another contractor to look at the scuppers.
  - D. Parapet repairs have been completed to 6, 7, 9, 10, 18, 21, 23, 25, 26, 30, 32, 34 & 36
  - E. Drywood termite treatment was done at unit 36. Jenifer, unit 32, said that she has termites back in her front door, Lorna will call Budget Pest.
  - F. Unit 17 light by front door has been repaired.
6. Financials report – Reports for December & January were approved unanimously.
7. New Business –
  - A. New pool rope and buoy – not needed at this time
  - B. Erosion at unit 31 – will see if landscapers can put some larger rocks in the area
  - C. Pump room drain – scope was done and found roots and dirt – all clear now. Backflow line was repaired
  - D. Spa chlorinator repair was approved unanimously for \$465.00
  - E. Backflow cage and cover – not to the cage and yes to the new cover
  - F. Water leak at unit 1 was repaired
  - G. Water leak in unit 11 was repaired and interior damage all repaired
  - H. Unit 11 fence – It was approved unanimously that the board will have a retaining wall built to support the fence before any work to the wood is done. Dunkan Concrete proposed \$4200 for the work and it was unanimously approved.
8. Open Discussion –
  - A. Sidewalk near the palm trees by the pool and unit 16 needs to be ground down.
  - B. The board has requested that a notice go out to the homeowners of Harrison Estates that nobody should be walking through Casa Bonita, as it is private property.
9. Upon motion made, seconded, and adopted unanimously, the meeting was adjourned at 6:51 PM

Next meeting will be the Annual Meeting on April 19, 2025, at 11:00 am at the pool ramada