

Casa Bonita Condominiums Association
Board of Directors Meeting
August 12, 2026

Present:

Lorna De La Ossa, Association Manager
Kelly Fickle, President
Lisa Scalize, Vice President
Arther Yavelberg, Treasurer
Megan Hellwig, Secretary
Marilyn Thomas, Member at Large
HOA Residents from Units: 1, 5, 24, 25

II. Approved meeting minutes from June 10th, 2026 Board of Directors Meeting.

Motion to approve and seconded-no nays

III. Reports

President Report:

Financial Report:

- Went over budget for tree removal and external maintenance

IV. Old Business

a. South Wall update

- The other board has read the agreement. Need to meet together to figure out how to maintain the wall.
 - Want to meet in the next few weeks

b. Sunshade/protection review for future requests

- Sunshade option was approved. Khaki color, no scallops
- HOMEDEMO Manual Retractable Awning For The Porch

<https://a.co/d/06q2RUsp>

Motion to approve and seconded-no nays

c. Palm tree trimming

d. Globe replacement

- Lorna ordered new globe lights. Anthony has replaced them. 7 were purchased in bulk order at Home Depot.

V. New Business

a. Roof repairs for unit 24

- Roof fixers bid was proposed at \$620.

Motion to approve and seconded-no nays

b. Fascia painting for pool ramada

- Fascia painting is tabled until we have other items to paint.

Motion to approve and seconded-no nays

VI. Open Discussion

- The County says pool chlorine levels need to be tested twice a day. Once a day is okay in a pinch as long as we are testing.

- Homeowner of unit #5 brought up that there is a dead tree near the property. Homeowner would like to replace the tree with a Chinaberry tree. Kelly expressed that this would not be a course of action we would pursue. It was brought up to Unit #5 resident that she should file an ARC form if she wishes to alter the exterior of her unit. The tree is also on common ground.

VII. Adjournment 6:55 p.m.

Next meeting will be October 14th, 2026 at 6:30 p.m. at the pool ramada.