Casa Bonita Royale (CBR) Condominium Association, Inc.

**Annual Meeting Minutes**

Date: Monday February 13, 2017

Place: CRB Community Room

Time 7:00 pm

1. The meeting was called to order by President Lee Christoferson.
2. Sandy Matava, Secretary called the role and certified the proxies. Twenty-four owners were present by proxy or in person which constitutes a quorum to conduct business.
3. Notation was made of first and second notice of the meeting that had been mailed to the owners. Notices were post onsite at CBR for a three week period.
4. As there were only five owners who notified the Association of their desire to run for the Board of Directors, no actual balloting was required. Lee Christoferson, Richard Lovett, Bill Heavner, Susie Williams, and Sandy Matava will serve as the Board of Directors for the coming year.
5. Committee Reports:
* Barbara Bachman reported on the successful social events in 2016. She thanked everyone for their participation and support, and announced that she will be taking a break from being Chair of this important committee at the end of season. The Board and members present expression their gratitude and appreciate for the fabulous work she has done…Thank you Barb!
* Rick Lovett reported on the successful completion of several building & grounds projects: the pool has been completed; the sidewalks on the north, east and south have been completed, new exit signs are about to be installed and other project to maintain our property are on the agenda. The members present, expressed their thanks to the Board for the improved look of CBR…you are welcome!
* Lee Christoferson reported that Maria has continued to handle the condo cleaning. She has been very efficient and responsible in her work, and is open to suggestions. Ed Thomas again expressed appreciation for both Maria’s and Jane’s work in keeping CBR looking spiffy.
* Lee Christoferson expressed gratitude to the Bachmans for allowing Ken to stay in their unit over the summer. It has been very supportive to off season residents and has been a benefit of all owners.
* Lee Christoferson reported that the change in our insurance agency to Brown and Brown continues to result in lower costs. Brown and Brown continues to look for an alternative to Citizen’s in order to maintain our current cost, and absorb any expected increase.
* Lee Christoferson reminded owners of the need to maintain a healthy balance of owner occupancy versus rental properties in order to preserve our current tax and insurance status. Only monthly rentals are allowed and owners who rent are reminded to be sure that their tenants follow all of the condo rules (Renters’ Information Cards are available at the sign in table in the Community Room.
* Lee Christoferson reported that the dock replaced needs to be completed this coming year. The cost will be $53,065 and will required an approximate $1,550 assessment/dock owner. The assessment will need to be approved at a future meeting, with the expectation that all of the docks will be replaced over the summer.
* Continuing Projects: The sundeck continues to be a problem. According to our engineer, the deck is hollow and needs to be fixed/replaced. Our Attorney is now taking the lead on helping resolve the problem. Expert tiling consultants will future assess the situation, give us a bid if they were to fix the problem, and then Bonita Tile will be given the option to do it themselves or for legal action to proceed.
* Future projects: It is anticipated that spalling and painting of the building will be undertaken within 2017. In addition, internal hallway and stairway railings need to be replaced because of their poor condition and the need to meet the new height standards. Painting and spalling will be covered by reserves. The railing project will require a special assessment.
1. The minutes of the last Annual Meeting (2/8/16) were approved on a voice vote
2. Treasurer’s Report: All bills are up to date. The 2016 year ended with a $19,912 carryover balance.
3. The members voted 24-0 to roll over Excess Funds.
4. The members voted 24-0 to Place All Reserve Funding for 2017 in an Unallocated Reserve.
5. Unfinished business: Unit 304 has transferred usage of their dock to unit 502 for a cost of $20,000. The motion that was made to approve the change was approved unanimously by the Board. A motion was mode to require that Proflex undercoat be used for the installation of tile in any unit. The motion was passed unanimously by the Board.
6. The meeting was adjourned at approximately 8:10pm.