Casa Bonita Royale (CBR) Condominium Association, Inc.

**Annual Meeting Minutes**

Date: Monday February 12, 2018

Place: CRB Community Room

Time 7:00 pm

**AGENDA**

1. The meeting was called to order by President Lee Christoferson at 7:04.
2. Sandy Matava, Secretary called the role and Lee Christoferson, President certified the proxies. Twenty-nine owners were present by proxy or in person which constitutes a quorum to conduct business.
3. A Moment of Silence in honor of the passing of our long term owner and Board member (1979-2017) William (Bill) Heavner.
4. 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.
5. 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, Tom Simpson, Susie Williams, and Sandy Matava will serve as the Board of Directors for the coming year.
6. Committee Reports:

* **SOCIAL COMMITTEE**: Jane Christoferson reported for Susie Freeman: Valentines party is scheduled for February 28 and March 17th is scheduled for our annual St. Patrick’s Day parade and dinner.
* **BUILDING AND GROUNDS**: Rick Lovett reported on the successful completion of several building & grounds projects: the painting is completed, new railings have been installed (at code height), the parking lot has been resurfaced, hallway fireboxes have been repaired and painted, and a new grill has been added to the dock area. (It was noted that the elevator noises and appearance need to be followed up on.) The members present, expressed their thanks to the Board for the improved look of CBR…you are welcome!
* **HOUSEKEEPING:** Jane 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.
* **SUMMER SECURITY:** 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, especially during our preparation this summer for Hurricane Irma.
* **INSURANCE:** Lee Christoferson reminded owners to check with their insurance carriers regarding Hurricane Assessment Coverage. Florida requires coverage (generally up to $2,000) without any deductible clause for assessed charges related to hurricane damage. The estimated hurricane damage is approximately $43k. The Assessment will be determine early in 2018.
* **DOCKS:** All of the docks have been replaced. The work was completed in early December. There remains some work needed to upgrade the power outlets.
* **PAST PROJECTS:** In addition to the projects reported by Rick Lovett, there has been significant landscaping work completed this Fall. Sandy Matava reported the about half was necessitated by Irma damage and the rest is part of our multi-year upgrading project.
* **FUTURE PROJECTS:** Include an updating of elevator interiors, upgrading of the insulation for the air conditioning units on the roof, replacement of water damaged baseboards (from Irma) in the Community Room, resolve the problem with the tiles on the sundeck, reminding owners of the recycling procedures (any overflow should go into the large container, not on the floor), recruit new legal capability (our previous lawyer has retired) for Association business, as needed, install required fire pump upgrades, and reinforce the policy that all renovation projects must be reviewed by the Board and can only be undertaken between May and October.

1. The minutes of the last Annual Meeting (2/13/17) were approved on a voice vote
2. Treasurer’s Report: All bills are up to date. Tom prepared a comprehensive budget report for 2017. It is attached.
3. The members voted 29-0 to roll over Excess Funds.
4. The members voted 29-0 to Place All Reserve Funding for 2017 in an Unallocated Reserve.
5. The members voted 28-1 to waive the requirement to schedule an audit for FY 2017.
6. Rick Lovett reported on a meeting recently held by the Bonita Beach Improvement Association. Topics included “who owns the beach”….not an issue for CBR as public beach access is at the high water mark which includes all of the sand at our gulf beach access. Traffic on the Boulevard (11k/day) was of concern. There was some conversation about constructing a bridge from Fort Myers Beach to Estero. Also conversation about adding some “round abouts” on Bonita Beach Road.
7. The meeting was adjourned at approximately 8:10pm.