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| ***Casa Bonita Royale*** Condominium Association 25901 Hickory Blvd. S.W. Bonita Springs, Florida 34134 |   |

**Annual Meeting Minutes**

Date: Monday February 11, 2019

Place: CRB Community Room

Time 7:00 pm

**AGENDA**

1. The meeting was called to order by President Lee Christoferson at 7:15.
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. 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, Doug McIntyre, Susie Williams, and Sandy Matava will serve as the Board of Directors for the coming year.
5. Committee Reports:
* **SOCIAL COMMITTEE**: Susie Freeman reported that the social events to date have been most successful and our annual St. Patrick’s Day parade and dinner is scheduled for March 17th…a reminder that Renters are always welcome at CBR parties.
* **BUILDING AND GROUNDS**: Rick Lovett reported on the successful completion of several building & grounds projects: those include updated elevators with new flooring, ceiling and lighting; the sundeck has finally been untiled and resurfaced (NOTE: Door stops for units 203, 204 and 205 have to be reinstalled to fit the thinner floor covering.)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 once 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. Boat owners are reminded to thoroughly secure their boats to prevent possible thefts, particularly of electronic equipment.

* **INSURANCE:** Lee Christoferson reported that our Insurance Agents (Brown and Brown) have been very vigilant in researching the most effective carrier for our property. As a result, he expects that the cost will remain at the same relative price as last year and as projected in the budget.
* **DOCKS:** 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 and Spring. Sandy Matava reported that the work is part of our multi-year upgrading project.
* **FUTURE PROJECTS:**  Projects include replaceing the white tile on the first floor, upgrading the entranceways, and replacing the 3 panel/thin windows on all the floors in the hallways. REMINDER: 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 (2/12/18) 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. Tom is leaving the Board and all expressed their gratitude for his excellent service as our Treasurer.
3. The members voted 29-0 to roll over Excess Funds.
4. The members voted 29-0 to Place All Reserve Funding for 2018 in an Unallocated Reserve.
5. The members voted 29-1 to waive the requirement to schedule an audit for FY 2019.
6. New Business: The Board began a discussion to put some of the association’s reserves into “laddered” CDs in $50k increments.
7. The meeting was adjourned at approximately 7:45pm.

