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

**Annual Meeting Minutes**

Date: Monday February 10, 2020

Place: CRB Community Room

Time 7:00 pm

(Call in 1 904-512-0115….226381)

**AGENDA**

1. The meeting was called to order by President Lee Christoferson at 7:02.
2. Sandy Matava, Secretary called the role and Lee Christoferson, President certified the proxies. Thirty 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 four owners who notified the Association of their desire to run for the Board of Directors, no actual balloting was required. Lee Christoferson, Richard Lovett, Susie Williams, and Sandy Matava will serve as the Board of Directors for the coming year. The newly elected Board will appoint a fifth member at the Board meeting which follows this meeting.
5. Committee Reports:

* **SOCIAL COMMITTEE**: Susie Freeman reported that there was a great Christmas celebration the Tommy Maher. A Valentines get together is planned on Feb 13th, as is our annual St. Patrick’s Day parade and dinner which 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 over the years: the Community Room, the pool, sundeck, new railings, and painting the building. We are currently adding a bench to the rebuilt stairs leading to the beach (see note below regard payment for rebuilding the stairs), waiting for a repair to the South trash door and planning on the electrical upgrade for the docks and preparation of future charging stations for electrical cars.

NOTE: Issues regarding access to the beach have ensued over the years. CBR had to go to Court to guarantee that access to the beach through Grande was afforded to Casa Bonita Royale, Gulf Harbor and Solenzaro. The cost for that lawsuit was $30k. It will cost CBR $4,200 to repair the stairs and we also contribute $150/year towards the cost of the water bill for the wash-off capability. It is suggested that we request proportional contributions from Gulf Harbor and Solenzaro to cover these cost. The President will correspond with these condominium association to make that request.

* **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. Please let us know if there is anything that needs attention.
* **SUMMER SECURITY:** Lee Christoferson expressed gratitude to the Bachmans for once again 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. Ken said that controlling non-resident folks who were using our access point to the beach was a problem…particularly from people leaving the beach.

It is suggested that we number our guest spots 701, 702, 703 etc to indicate that spots are not “guest available” to anyone.

* **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 likely be small. There is $2k in the budget to cover the anticipated increase.
* **DOCKS:** The docks themselves have all been upgraded, but the necessary electrical work will be completed this summer. As background, docks are an integral part of CBR. One dock belongs collectively to all CBR owners and 21 are assigned to individual owners (one of those was “grandfathered” to a Casa Bonita II owner who can only transfer it to another CBR owner) …folks are reminded that the cost to transfer dock is currently $20k plus 6% to CBR. A proposed Special Assessment to cover the $32,400 cost of the electrical upgrade will be voted at the Board meeting following this meeting.
* **LANDSCAPING:** Sandy reported that in November and December, our grounds were given their seasonal upgrade. We replaced old plantings and increased flowering plants (including some annuals in the front), especially gardenias. We expect to continue the necessary work to maintain the best appearance possible for our property.
* **FUTURE PROJECTS:** Several project are on the calendar for the coming year. Both entrance ways will be upgraded over the summer (samples of the work expected were distributed to member present). We need to replace the worn and stained carpet in the Community Room…that will happen in the Fall. Fireboxes throughout the building need to be replaced at a cost of $8,626. Further down the road we need to think about replace the old entranceway doors and hallway window (estimated cost $40-50k).Our elevators will also need work (mechanical which will be covered by Reserves) and replacement of push buttons and notification panels (approx. $30k) which would be subject to a separate assessment.
* 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 (2/11/19) were approved on a voice vote
2. Treasurer’s Report : Rick reported that our budgets have been balance for the last five years which has resulted in no increase in condo fees over that period. We have sufficient reserves and have no delinquencies in receivables or payables.
3. The members voted 30-0 to roll over Excess Funds.
4. The members voted 30-0 to Place All Reserve Funding for 2018 in an Unallocated Reserve.
5. The members voted 30-1 to waive the requirement to schedule an audit for FY 2019.
6. The meeting was adjourned at approximately 8:15pm.