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

**Annual Meeting Minutes**

Date: Monday February 8, 2021

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-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, Patrick Koziol, Susie Williams, and Sandy Matava will serve as the Board of Directors for the coming year. .
5. Committee Reports:
* **SOCIAL COMMITTEE**: A St Patrick’s Day Party is planned for Tommy Barr on the outside dock area.
* **BUILDING AND GROUNDS**: Rick Lovett reported on the successful completion of several building & grounds projects which continue our upgrading plans over the years: the Community Room carpet was replaced, the fireboxes are in the process of being replaced, the new electric to the dock and pump house (plus charging stations for electric cars) is nearly complete, the parking spots have been renumbered (note “7” is for guests), sundeck repairs are continuing, a new Kayak rack has been installed, new tile in the entranceway and the beach access has updated with benches.
* **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. With 2-4 units being occupied year round, the question is how much additional security is needed over the summer. Lee wondered if anyone would be interested in making their unit available to Ken in the future as Unit 307 has been sold.

* **INSURANCE:** Lee Christoferson reported that our Insurance Agents (Brown and Brown) have been very vigilant in researching the most effective carrier for our property. Final costs for insurance have not yet been determined.
* **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. There will be some new projects, particularly around the pool area in the next couple of months.
* **FUTURE PROJECTS:** Lee raised the issue of installing security cameras (4-6) around the property. We need to look further at the need and the cost. Boris suggested that there might be reasonably inexpensive options to a proposal from Summit. ($7k plus $500/year)
1. The minutes of the last 2020 Annual Meeting were approved on a voice vote
2. Treasurer’s Report: Patrick reported that our expenses are in line with our budget. We have sufficient reserves and have no delinquencies in receivables or payables.
3. Unfinished Business:
	1. Fireboxes: The number of fireboxes needed for replacement were undercounted and an additional $8,500 is needed to replace the larger ones.
	2. Exit lights need to be replaced
	3. We still need to find a solution for the problems with the sundeck.
4. New Business:
	1. The members voted 24-0 to roll over Excess Funds.
	2. The members voted 24-0 to Place All Reserve Funding for 2020 in an Unallocated Reserve.
	3. The members voted 24-0 to waive the requirement to schedule an audit for FY 2020.
	4. Other New Business:
		1. The walkway through Casa Grande, according to the sheriff’s Office is causing most of the beach problems for us. They suggested constructing an UNLOCKED gate.
		2. The elevator push buttons need upgrades.
		3. The exterior windows and doors are the entranceway need to be replaced.

The meeting was adjourned at approximately 7:55pm.