**MINUTES OF BOARD MEETING**

Date: February 24, 2021

Place CBR Community Room

Time: 10:30am

(Instead of Call in, this meeting was accessed by the zoom invite.)

1. Certify a Quorum of Directors: Board members Lee Christoferson, Rick Lovett, Susie Williams, Pat Koziol, and Sandy Matava were present.
2. Call to Order: The meeting was called to order by President Lee Christoferson at 10:35am.
3. Proof of Notice of Meeting: Notice of the meeting was posted in the condominium lobby.
4. The minutes of the Feb 8th, 2021 meeting were unanimously approved as written.

1. Financial Report: Pat reported that all invoices have been approved; tax forms have been received to file; and there are no unusual items on the current statement. Pat will be checking with Collier about the laddering of our investments.
2. Old Business:
	1. Sundeck: haven’t heard from the vendor and the invoice has not been paid.
	2. Summer Security: Ken will not be in residence this summer.
	3. New Exit signs: Ken is going to order them and the Lovetts will coordinate the installation.
	4. Fireboxes replacement is continuing. The larger ones are on order and will be replaced this summer.
3. New Business:
	1. The pool heater is not operating sufficient to keep the water at an acceptable level. A new heater will be installed for a cost of $5059. The money will be taken from the Pool Reserve. .
	2. Installation of a NO-locked gate at Casa Bonita Grande was discussed by those present. There was concern that CBR continue to have similar access as they currently do (by Court order). It was agreed that Lee will correspond with Casa Grande to get further information.
	3. Cameras and Security: There was a lengthy conversation with the Board and owner Boris Zavlin about options for installing security cameras at CBR. The decision (at a $600 maximum expenditure limit) was made to pilot test the ARLO system. Following the pilot test, the Board will decide if a further expenditure (likely in the $2K range) will meet CBR’s need.
4. Adjournment 11:45am

Find us at: casabonitaroyale.com

(Call in 1 904-512-0115….226381/ Zoom invites posted on the Meeting Agendas)

A reminder:

 Casa Bonita Royale is a NON-SMOKING condominium.