**MINUTES OF BOARD MEETING**

Date: April 26, 2021

Place CBR Community Room

Time: 9am

(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 in person in the Community Room. The zoom meeting was also opened for other owners to participate.
2. Call to Order: The meeting was called to order by President Lee Christoferson at 9:02am.
3. Proof of Notice of Meeting: Notice of the meeting was posted in the condominium lobby.
4. The minutes of the Feb 24th, 2021 meeting were unanimously approved as written.

1. Financial Report: Pat reported that expenditures for the first quarter were on target, in accordance with the approved budget.
2. Old Business:
	1. Gating Casa Grande: the issue of Casa Grande installing unlocked gates at the entranceway to the Gulf (which are legal access points for CBR and three other Hickory BLVD buildings) was discussed in great detail. The letter sent by CBR to Casa Grande and the correspondence from Casa Grande Board President, Jane Thomas were also reviewed. Consideration was given to the recommendation of the Lee County Sheriff’s Office. Casa Grande is awaiting approval from us to proceed with their plans.

MOTION: In anticipation of CBR’s correspondence requesting Casa Grande’s signed agreement to CBR concerns that they maintain an unlocked fully passable entranceways to the Gulf, the Board moves to approve installation of unlocked pedestrian gates at Casa Grande. Passed unanimously.

* 1. Security cameras: two cameras covering the north and south views of the docks have been installed using the Arlo security system. The Board has decided to continue the pilot as it is currently installed over the summer and to decide in the fall if cameras should be added to cover the front entranceways and the parking areas
	2. Pool Heater: the secondary pool heater has been installed for a cost of $5,059 (taken from the pool reserve). The temperature will be set at 80 degrees for the summer (current pool temp is 88 degrees).
	3. Large Fireboxes: the new ones have been at a cost of $8,350 and final installation will begin in May.

OWNERS PLEASE NOTE:

* There are three large condo unit construction projects that will be going on over the summer. They are units 207, 307 and 406. The work will begin in May.
* Be sure the water is off and the furniture on your lanai is secure when you are not in residence.
* Be reminded that all owners and renters are required to register in the Community Room.

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.