

**CASA DEL SOL CONDOMINIUM  
ANNUAL MEETING, SATURDAY, MAY 29, 2007**

**MINUTES**

***“DRAFT”- For Approval at the May 2008 Membership Meeting***

The annual meeting was called to order at **10:00 AM** in the Clarion Hotel, by association president, Frank Dean. Roll call was taken via a sign in sheet. Twenty-six owners were in attendance and six proxies were recorded for a total of thirty-two units being represented. A quorum was declared. Also in attendance representing Mann Properties was Buck Mann.

**The minutes of the annual meeting held on Saturday, May 20, 2006 were unanimously approved as presented.**

**FINANCIAL:** The following account balances were reported as of 05/15/07:

Checking -	\$ 20,122
Savings -	\$ 941
A/R-	
Regular -	\$13,179
Special -	\$19,353

Frank stated that copies of the audit prepared for year ending 12/31/06 by the independent accounting company Pigg, Krahl & Stern are available upon request. Frank reviewed the operating budget for 2007 via a spread sheet that showed comparative operating figures for nine years. He commented that we have not had a custodial service since November in order to save money. A contractor is now being sought for the season. Additional money savings measures to save money have been implemented, such as; removal of overgrown pine trees to save on pruning and clean up costs and reduce the number of Board teleconferencing meeting to once ever two months instead of monthly.

Buck reviewed an IRS required resolution (in meeting package) for the disposition of excess operating funds, if any, at the end of the year that stated excess monies would be used for capital improvement projects. **Motion was made, seconded, and unanimously approved.**

**INSURANCE:**

Buck reviewed current coverage per handout in meeting package. He reminded everyone that they should have a homeowner's policy in place to cover areas where the master policy would not. He also said they should advise their agents if they rented their unit. It was emphasized that the homeowner's policy does not cover contents against flood damages due to rising tidal water. Separate flood contents coverage is available from any insurance agent.

**BUSINESS:**

**ROOF:** - Frank stated that the project was complete and deemed it a success. He reviewed cost over runs caused by:

- Building design deficiencies discovered after construction started.
- Need to re-build the roof top perimeter because it was out of "square" by as much as 6-8 inches.
- Fire Marshal required fire treated plywood as a deck surface.
- Required hurricane rated shingles.
- Difficulty in setting the roof trusses. **Over 2,500 holes had to be drilled for bolted them down. Check with Fank on tis one Buck**

**The AC units** – Frank reviewed the warranty information on the new units and it will be included in the minutes for all owners to have for their files.

**South Façade of building (Front)** – Bob Siskind presented a power point presentation of his **committees** work since the last meeting. After consultations with an architect and several contractors, three options are being presented for the owner's consideration. Presentation included and made a part of these minutes. Discussion. Vote was taken as to what option would be most preferred. It was noted that the preferred design could cost as much as \$17,500 per unit owner. Work would not be scheduled before September of 2008.

Motion was made, and seconded to form a committee, chaired by Bob, to retain an architect, finalize a design, select building materials, and negotiate with a contractor for the work. Motion passed with two in opposition.

Committee will also explore funding options for the ownership and make a presentation at next year's meeting.

**Boat Lifts** – Committee chaired by Joe **Sheare** and Tom Bell. Joe reviewed their research into different types of boat lifts. Joe moved that the association adopt the following:

1. All existing mechanical boat lifts be "grandfathered" in as of today.
2. The association only allows the floating type lift as reviewed by the committee. Motion was seconded, and unanimously approved. Specifications will be available from Mann Properties.
3. The length of individual boats will be restricted by the canal width; ordinance will only allow a slip to accommodate a boat that does not exceed more than 20% of the canal width.

**Association Web Site** – Robin Shearer, Webmaster provided book markers with the web contact information on them.

Owner Information included in meeting package:

- A. Winterization Guidelines.
- B. Rules and Regulations
- C. Rules Violation Procedure
- D. Rules Violation Notice

**ELECTION TO THE BOARD OF DIRECTORS:**

Three, three-year terms are available this year. Nominations were solicited via mail and five people were nominated. There were no nominations from the floor. Voting was by written ballot. Existing Board members, Tom Bell, Marci Larue, and Robert Siskind, were re-elected to new terms.

Meeting adjourned at 11: 45 AM.