

**Casa del Sol of Tequesta POA**  
**Board of Directors Meeting Minutes**  
**Monday, November 13<sup>th</sup>, 2017, 6:30 pm**

Call to order at 6:37 pm; confirm quorum of board members- (3) Board Members present- John Huley, Tom Gaffney, Nancy Michaleski. Manager Howard Rosenkranz present.

Approve prior meeting minutes. Motion by J. Huley, 2<sup>nd</sup> T. Gaffney, approved 3-0.

President's Report

- a. Financials/Budget review- J. Huley led the discussion on the current expenditures for the year and future items.
- b. Real estate updates- several units have sold recently with another one coming up shortly.

New Business

- a. Review bids:
  - a. Pressure cleaning- revise bid from A1A and move forward with them.
  - b. All gutters to do gutter repairs.
  - c. Landscaping – discussion on the tree trimming behind building 3 & 4 and also the trees between 2/3 and 3/4. ABL still needs to provide an update to the tree trimming project.
  - d. Painting bids reviewed. Modifications required to both bids.
- b. 2018 Budget- Rates were increased from \$1,625.00 to \$1,675.00 per quarter. Motion by T. Gaffney, 2<sup>nd</sup> by N. Michaleski. Approved 3-0.
- c. \$750 for J. Cunha to amend the Documents regarding limits to 2 unrelated adults in a rental and also tenant parking. Motion by N. Michaleski, 2<sup>nd</sup> by T. Gaffney, approved 3-0.
- d. Towing sign to be modified to say 'Enforced 24/7'

Adjournment at 8:48 pm.