

Casa del Sol of Tequesta POA

Board of Directors Meeting Minutes

Wednesday, October 25th, 2017, 6:30 pm

Call to order at 6:45 pm; confirm quorum of board members- (5) Board Members present- John Huley, Pat Ludwig, Tom Gaffney, Keith Gibbs, Nancy Michaleski.

Approve prior meeting minutes. Motion by J. Huley, 2nd P. Ludwig, approved 5-0.

President's Report /Financials/Budget review- J. Huley led the discussion on the current expenditures for the year and future items. 2018 is the painting project. Unexpected projects in 2017 were the bee infestation issues, hurricane cleanup, gate/call box issues and several landscaping projects.

Real estate updates- several units have sold recently with another one coming up shortly.

Landscaping – discussion on the tree trimming behind building 3 & 4 and also the trees between 2/3 and 3/4. ABL needs to provide an update to the tree trimming project as several of the trees that needed to be trimmed were knocked down in the hurricane.

FPU/TECO- Nancy was to reach out to FPU again and ask if the deal is not going to go through with TECO that they release CDS to negotiate with TECO for the pool heater. The units would still be with FPU.

New umbrellas have been ordered as well as a digital receiver for the clubhouse.

Get update to paint quotes to seal at the roof to try and keep bees out. Otherwise get pricing with the current bee removal service to work on sealing any roof gaps. The other modification to the paint quotes is to include paint & repairs to balconies that have not put tile down, but still have the original surface.

New Business

Howard to work on potential bulk pricing of generators and with Glass Doctor for slider repairs. Research as to whether generators can be on the back, 1st floor patio to be checked into.

Adjournment at 8:27 pm.