

**TU CASA HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**May 16, 2024**

**REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President
Kathleen Rohan	Secretary
Paul Tecker	Member at Large

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Amanda Upchurch	Community Association Manager
Homeowners from Units:	9, 15, 17, 22, 23, & 25

**CALL TO ORDER:**

The Meeting was called to order at 5:36 P.M. and was held at the Community Clubhouse.

**PRESIDENTS REPORT:**

Keyur provided update on projects in progress.

**OPEN FORUM:**

- Keyur Provided Solar Update
- Homeowner requested for the Board to pursue plumbing shut off valves for each stack of 3 units.
- Homeowner requested Board to be more diligent in enforcing HOA Rules.
- Unit 15 advised the Boat Lift currently listed on our map as owned by them, has been sold to Unit 5 and suggested the Board ask the City if they can post a parallel parking only sign in the cul-de-sac area.

**MEETING MINUTES:**

Upon a motion duly made by Linda Shafer, seconded and unanimously carried, the Board approved the March 7, 2024 Meeting Minutes with minor changes that were provided to Management.

**COMMITTEE REPORTS:**

- A. Maintenance/Landscape Committee – Board discussed and agreed (on a trial basis) to allow dogs to use the grass area by the roses outside of the clubhouse for emergency potty breaks. (pets must be leashed)
- B. Communications Committee – Need to deliver following communications:
  - Accomplishments the past few years for e-blast to all homeowners
  - Notification of rule change decisions - Common Courtesy Reminders
  - INSURANCE COMPANY MANDATE – NO GAS GRILLS ON PRIVATE BALCONIES
- C. Rules Committee – Regarding the proposed rule changes that were sent to membership on March 11, 2024: The Board agreed to adopt the Property Manager Name correction, the Fitness Center Rules change and the changes to Rules 3.10 and 6.10. However, after receiving input at the last meeting regarding the changes to Rules 6.9 and 3.2, the Board decided to work on alternative approaches to resolve member concerns.
- D. Architectural Committee – Lagoon side railing and rough bid estimates discussed.

**UNFINISHED BUSINESS**

**A. Cul-De-Sac Project –**

- Upon a motion made by Linda, seconded by Kathleen Rohan and unanimously carried, the Board approved ratified 1111 Construction proposal in the amount of \$5,588.80 which was approved \*via email 5.9.24-5.10.24.
- Upon a motion duly made by Linda Shafer, seconded by Keyur Nagrik and unanimously carried, the Board approved Handyman, James to paint and prep the electrical box in the amount of \$300.00.
- Upon a motion duly made by Kathleen Rohan, seconded by Keyur Nagrik, and unanimously carried, the Board approved Handyman, James to remove the old “Tu Casa” sign on the fitness center wall and the lights behind it, patch all holes and touch up paint on the stucco wall in the amount of \$600.00.
- Upon a motion duly made by Linda Shafer, seconded by Keyur Nagrik and unanimously carried the Board approved the proposal from EZM Signs for fabrication and installation of aluminum letter “Tu Casa 4747” entry sign in the amount of \$2,200.00

**B. Decorating Lobby Stairwell (floors 2-4)**

- Upon a motion duly made by Keyur Nagrik, seconded by Linda Shafer and unanimously carried the Board approved Design Team a budget not to exceed \$3,500.00 to decorate the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floor lobby stairwell landings.

**NEW BUSINESS:**

**A. Bid to paint remaining 3 stairwells (Ceiling & Baseboards White, walls abalone)**

- Upon a motion duly made by Keyur Nagrik, seconded by Linda Shafer and unanimously carried, the Board approved \$1,000 bid from Handyman James to paint only the stairwell (bottom to top floor) at the end of the driveway by Garage #4.

**B. Bids to Repair Deck on Unit 5**

- Upon a motion duly made by Linda Shafer, seconded by Keyur Nagrik and unanimously carried, the Board approved the bid from JRT to repair unit 5’s deck in the amount of \$22,000.00.

**C. Carlos Barcellos Pool & Spa Increase**

- Upon a motion duly made by Linda Shafer, seconded by Kevin McAllister and unanimously carried, the Board accepted the increased pool service contract conditionally upon research on other pool vendor contracts for Tu Casa size HOA.

**FINANCIALS:**

Tabled due to late hour and for follow up questions from the Board members to accounting.

**OVERVIEW OF EXECUTIVE MEETING:**

The Board reviewed delinquencies, disciplinary actions and approved the Executive Meeting Minutes from the prior meeting.

**NEXT MEETING DATE:**

Scheduled for July 11, 2024

**ADJOURNMENT:**

*Upon a Motion made by Linda Shafer, seconded by Kevin McAllister, and carried, it was:  
**RESOLVED;** to approve adjourning the Regular Meeting at 9:20 p.m.*

Approve: \_\_\_\_\_

Date: \_\_\_\_\_