

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

**March 7, 2024**

**REGULAR MEETING MINUTES**

**BOARD MEMBERS PRESENT**

Keyur Nagrik	President
Linda Shafer	Treasurer
Kevin McAllister	Vice President (arrived at 5:52pm)
Kathleen Rohan	Secretary
Paul Tecker	Member at Large

**BOARD MEMBERS ABSENT**

None

**ALSO PRESENT:**

Amanda Upchurch                      Community Association Manager

**CALL TO ORDER:**

The Meeting was called to order at 5:35 P.M. and was held at the Community Clubhouse.

**PRESIDENTS REPORT:**

Keyur gave update on projects in progress.

**OPEN FORUM:**

- The board clarified restricted days for reserving the Tu Casa Club House: Weekends of Memorial Day, July 4<sup>th</sup> and Labor Day, Easter Sunday, Thanksgiving Day, Boat Parade Day and Christmas Day.
- The board approved homeowner's request to purchase cushions for club house chairs at roughly \$20 each.

**MEETING MINUTES:**

The Board reviewed the previous Regular Meeting Minutes & Organizational Minutes. Upon a Motion made by Linda Shafer, seconded by Kathleen Rohan and carried, the Board approved January 17, 2024, meeting minutes, upon corrections.

**COMMITTEE REPORTS:**

- A. Maintenance/Landscape Committee – Discussed landscape bids under New Business.
- B. Communications Committee – Suggestion that the Board put together a list of the many accomplishments these past few years to remind/share with all homeowners.
- C. Rules Committee – Discussed Rules Committee recommendations under New Business.
- D. Architectural Committee –

**UNFINISHED BUSINESS**

- A. Elevator Bids –
  - Upon a motion made by Linda, seconded by Paul and unanimously approved it was carried to accept 24-hour Elevator bids Q65144 for complete new door package for N Lobby Elevator #1 and bid Q67056 to test and tag the valve seal in South elevator #2.
- B. Ratify approval of Spectrum 5 Year Contract.
  - Upon a motion made by Linda, seconded by Keyur and unanimously carried the Board ratified confirmation of the Spectrum 5-year contract noting it may take up to 60 days for Spectrum to confirm and adjust our pricing and send the door/rebate check
- C. Sauna-
  - Upon a motion duly made by Linda Shafer, seconded by Keyur and unanimously carried

the board approved bids for \$3,500 and \$2,547.18 for labor to replace sauna and add new flooring, acknowledging vendors are independent vendors without workers compensation insurance and to reimburse homeowner John Gee for the cost of the equipment.

D. Bid to paint lobby stairwell-

- Upon a motion duly made by Linda, seconded by Keyur and unanimously carried, the Board approved the bid from Handy Hands in the amount of \$500.00 per floor to finish painting the lobby stairwell (2<sup>nd</sup> to 5<sup>th</sup> floors, including baseboards and ceilings).

**NEW BUSINESS:**

- Upon a motion duly made by Linda, seconded by Kathleen, and unanimously carried the Board approved the following bids:
  - New Earth \$7,300 bid to clean out some of our existing plants and add tropical themed plants with drip/sprinkler system in the cul-de-sac area,
  - Luis Mendez Masonry \$19,800 bid to add field stone “Tu Casa” sign (based on design posted on website), add field stone in arches, plaster trim sides of arches and wall into driveway to match complex and add a small border wall along sidewalk delineated with boulders.
  - 11 11 Construction – Not to exceed \$3,500 to clean up and replace existing lighting in cul-de-sac and replace with new up lights on palms and accent lights for arches and sign.
  - Board reviewed Rules Committee Recommendations and asked Management to submit to the membership their review period.
  - Board agreed to work with landscapers to pull up our rocks that get carried out with tides and moved by fishermen and to look into solutions for erosion by units 1 & 2.

**FINANCIALS:**

- Upon a Motion made by Linda, seconded by Keyur and unanimously carried the Board authorized the Treasurer to DocuSign the CPAs report.
- Upon a Motion made by Linda, seconded by Paul and unanimously carried, the Board approved the Jan 2024 YTD Financial pending year-end review by an independent CPA.

**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 May 16, 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 7:58 p.m.***

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

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