

**TU CASA HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 16, 2022
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:

Cori Shipp Community Association Manager
As well as several homeowners

CALL TO ORDER:

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

PRESIDENTS REPORT:

Keyur reported there were some obstacles when doing the driveway project but those were overcome and created more walking space and additional parking spaces. There is now conduit for solar and EV charging stations to be installed. The Board was very pleased with the outcome. The Board is working on installing a new trash enclosure. There were new railings installed on the entry staircase. The EV conduit for the boat docks was installed. Driveway brick repairs will be done caused by some work that was done in the community. The dock outlets have been repaired and new puck lights have been installed throughout the common areas. Keyur also asked that residents treat the outside of your home the same way you would treat the inside of your home. Linda reported the annual jetting is scheduled for cleaning out all common area drains on November 22. New drains were installed in the pool and all palm trees were pruned. Plumbing issues were resolved in the clubhouse restrooms. Lastly Dils Roofing is coming back to do some remaining roofing work in the next few days.

OPEN FORUM:

- **Karen Cowles** – asked when inoperable palm lights will be repaired.
- **Don Gilliland** – asked to keep the trash enclosure gates the way they are and he offered to replace all paper towels in the fitness center. He noticed the cable box was open located at the top of the south west stairwell.
- **Dave Hartman** – said he came to the meeting because he is really happy with how things are being handled in the community and appreciates all the Board is doing.

MEETING MINUTES:

The Board reviewed the previous Regular Meeting Minutes and the Annual Meeting Minutes from 2022 meeting. *Upon a Motion made by Paul Tecker, seconded by Kathleen Rohan and carried, it was:*

RESOLVED; to approve the Regular Minutes from September 21, 2022 and the Annual Meeting Minutes from September 21, 2022 and will review and approve the Annual Meeting Minutes from 2021 at the next meeting.

COMMITTEE REPORTS:

Maintenance/Landscape – Linda Shafer reported the janitorial company is doing a much better job and we have requested a bid for them to start cleaning the BBQ area to review at next meeting. Kathleen and Dean will be picking up new pots for entry area and the landscapers will be providing bids for landscape improvements.

Communications – Linda Shafer reported she will put together a newsletter with community updates.

Rules - Paul Tecker stated he is not working on anything with the rules at this time.

Architectural – Keyur Nagrik reported the Board is working on complying with insurance regulations for the railings by getting bids to fill in gaps that are too large. The Board is also working on improving the entry landscaping.

UNFINISHED BUSINESS:

ProTec Janitorial contract increase – *Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

***RESOLVED:** to approve the increased janitorial contract for \$1,292, which does not include the fitness center or BBQ.*

NEW BUSINESS:

Count Special Assessment votes – There were 25 ballots received for the vote to approve a special assessment to increase the reserve fund and of those votes 18 were in favor and 7 were opposed. Therefore, the vote passed.

Bid for pressure washing – *Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

***RESOLVED:** to approving the bid from ProTec Janitorial to power wash all the algae off the concrete surfaces throughout the community for \$865.*

Approve Annual Financial Review – *Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

***RESOLVED:** to approve the annual financial review done by Beck and Company as presented.*

Trash enclosure – The Board asked Management to follow up with ProTec on revised bid for new dumpster doors.

End of year gift certificates for vendors - *Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

***RESOLVED:** to approve giving out Christmas gifts to different vendors who service the community not to exceed \$50 each.*

Entry project - *Upon a motion made by Linda Shafer, seconded by Paul Tecker and carried, it was:*

***RESOLVED:** to approve allowing the design committee to spend up to \$5,000 to renovate the entry lobby and main stairwell areas and Rus and Dean will work on installing a cover over the gas meters in the front entry.*

FINANCIALS:

The current financials were reviewed. *Upon a motion made by Linda Shafer, seconded by Kathleen Rohan and carried, it was:*

***RESOLVED:** to receive and file the October 2022 financials to date, pending a year-end financial Review, by a Certified Public Accountant.*

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 January 18, 2023 but will start the Executive meeting at 4:30 PM to allow for Board training and the Regular meeting at the normal time of 5:30 pm.

ADJOURNMENT:

Upon a Motion made by Linda Shafer, seconded by Paul Tecker, and carried, it was:

RESOLVED; to approve adjourning the Regular Meeting at 7:30 p.m.

Approve: _____

Date: _____