

# **Casa Clara Condominium Association, Inc.**

## **Board of Directors Meeting October 21, 2023 at 10:00AM Pelican Room**

**Meeting Called to Order:** Meeting called to order by Barbara Tatarchuk at 10:00am

**Board Quorum Certified:** Board Members present (in person or by phone) – Barbara Tatarchuk, Elsa Feltes, Carla Tamma, Bonnie Polk, Larry Thul

**Proof of Notice of the Meeting:** Laura Solsburg certified the posting of the meeting.

**Approval of the Meeting Minutes:** Larry Thul made motion to approve September 14<sup>th</sup> meeting minutes. Seconded by Bonnie Polk.

Report by Laura on the spalling work and incidental damage repairs: All spalling work and the repairs from the incidental damage are finished. Last units were cleaned this past week and project is now complete.

Report by Laura & Bruce on replacement of electrical panels and pool gates:  
Bruce gave an update on the pool gates and new locks. Several adjustments were made to the gates to help reduce the risk for children getting through by reducing the size of openings on some of the gates and moving signage to new positions. Bruce expressed concern over the quality of the new locks. He thinks they may be problematic with future weather damage and may have short life before needing replacement.

Laura gave updates on electrical panels. 11 panels have been completed so far out of 37. Laura has been updating insurance company as they are completed. Job completion has been pushed back due to delay in materials at electrical supply house. Management will send letter from contractor and supply house to insurance agency informing them for cause of the delays.

Report by Carla Tamma (Rental rate committee):

Committee voted unanimously that it is within Casa Clara's best interest to accept the new rates as proposed for 2024-2025 rental season. The primary factor was what other condos are currently renting for and the desire to keep Casa Clara's rental program within the same range as neighboring rental programs to stay competitive and not undercut the rental market. The committee is sensitive that the new proposed rates are a big percentage increase compared to where they are now, however they feel it is a necessary long-term adjustment to close the gap and get the same income as other properties in the area. The committee also recommends re-evaluating the new rates next year. If new rates are too high and Casa Clara loses a lot of income from lost renters, rates can be readjusted. Once rates are in line with the rest of KCB, Casa Clara should consider an increase of 3-5% annually.

### **New Business:**

**Approval of recommendations from rental committee and proposal for raising rental rates for those in the Casa Clara rental program for 2024-2025 season:**

Peak Season (December through April)

Ocean View (Sides of buildings) - 2week = \$4,200.00, 1 month = \$7400.00

Ocean Front (facing Ocean) - 2 week= \$5,250.00, 1 month= \$9500.00 Off  
Season (May through November)  
Ocean View - 2 week = \$4,000.00, 1 month = \$7,000.00 Ocean  
Front - 2-week = \$5,000.00, 1 month = \$9,000

Bonnie made a motion to accept the new rates. Larry Thul seconded it. All voted in favor and the motion passed.

**Discussion of option to use Becker's electronic voting with online access for Annual meetings and any other owner meetings:**

Discussed the pros and cons of using new electronic system. Some comments were in favor of increasing accessibility, especially for new owners. Some concern was expressed by whether current owners would use the tool enough now to justify annual cost to implement. Ultimately the board decided it was best to shelve the topic for now as there is not enough support at present time. No motion made.

**Proposal to purchase bushes that would create a sand barrier between Glunz and Casa Clara and discourage trespassing. This would extend the line of bushes already in place. Landscapers would do the work:**

Discussed proposal to purchase bushes that would create a barrier on the sand between Glunz and Casa Clara to discourage trespassing. The idea is to extend the line of bushes already in place. Landscapers would perform the work. Discussed whether we should vote on purchasing new bushes. Decided to wait until bids and diagrams are available to see pricing and placement. Topic shelved for another meeting. No motion made.

**Proposal to purchase additional pool furniture to replace worn out or broken furniture:**

Elsa recommends adding the following furniture items to the pool area and provided feedback on best placement. Elsa also reported on current furniture items and damaged/missing pieces. Barbara made a motion to approve the purchasing of the new furniture. Bonnie seconded. All voted in favor. Motion passed.

New items -  
4 lounge chairs  
20 table chairs  
2 tables without holes  
6 umbrellas  
9 stands

**Discussion of other options for landscaping:**

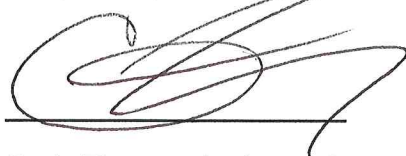
Open discussion was had on landscaping options. No motion was made.

**Approval of search committee for 2024 Annual Meeting:**

Barbara gave update on search committee and asked for a third person, preferably from Building 3, to help join Anita Alferes & Jeanne Mazzato find people willing to serve on the board. Bonnie made a motion to approve current members for the search committee. Larry Thul seconded the motion. All voted in favor. Motion passed.

**Adjournment:** With no further business to discuss Carla Tamma moved to adjourn, Else Feltes seconded, all in favor, the meeting was adjourned at 11:04am.

Respectfully submitted on ~~October~~ October 21, 2023 by

A handwritten signature in black ink, appearing to be 'Carla Tamma', written over a horizontal line.

Carla Tamma, Assistant Secretary

**Roll Call:**

1 – 102 Feltes

1 - 302 Forni

3 – 102 Jeney

3 - 201 Keith

3 - 305 Soucy

**On-Site:**

Bruce and Laura Solsburg - management

Deedee and Larry Wagner 1-106

Mike Morgan

Diane & Carl Millers 2 - 203

Mary and Steve Pasek

Pamela Boylan 3 - 312