

Casa Clara Condominium Association, Inc.
Annual Meeting
January 27, 2024 at 10:00am
Key Colony Inn

Meeting Called to Order: Meeting called to order at 10:00am

Board Quorum Certified: Board Members present (in person or by phone) – Barb Tatarчук, Elsa Feltes, John Balderston, Bonnie Polk, Larry Thul, Chad Mann

Member Quorum certified: more than 51% of voting interests present in person or by proxy

Proof of Notice of the Meeting: Elsa certified posting of the meeting.

Approval of the Meeting Minutes: Larry Thul made a motion to approve the minutes from November 18 and January 13, seconded by Elsa Feltes, all in favor, minutes approved.

Report by the president: Happy birthday to Casa Clara! 50 years. Many changes. One big change was insurance. Insurance used to be easy to acquire, nowadays not so much. Barb discussed the cancellation notice due to the old Federal Pacific breaker panels and ongoing spalling work. Our agent convinced the insurance company to hold off on non-renewal as work was underway. Most recently we had a non-renewal on our director and officers insurance because we are three stories or more and older than 20 years. We are fully insured now. Total cost is \$270,000. Kristian Shaffer will speak to the membership about our insurance. Our elevators now meet state guidelines. 5 new families welcomed to the CC family. Lots of spalling work this year. Will continue this year. We have met the requirements for Senate Bill 4D. Inspectors said we are structurally sound. Had a few suggestions, but minor. We have \$1.5M in our reserves. Barb spoke about our transition to a new manager. Thanked Bruce and Laura for their service to Casa Clara. Rex Sager is leading the search committee. Several people in place to pick up the slack in the interim. Tammy Collins is temporarily taking care of rentals. Barb thanked Elsa for stepping up and cleaning and organizing and preparing for the new manager and sharing the responsibility of the association phone.

Report by the Treasurer: Balance sheet included with ballots. We look healthy, have good assets as long as we follow the budget. No increase in condo fees. Introduced Tammy Downen from Cruz Morado, our accountants. She's been working over the last year to clean up the books. Consolidated several accounts into a sweep account. The reserves are interest bearing wholly in a sweep account. We have over \$3M in cash that needs to be protected. Overall we are healthy, the budget is very well done and very well managed. No plans for assessments in the future.

Report by our Insurance Agent: Kristian Shaffer spoke about the insurance crisis. 30-40% increase across the state. Our wind policy with Citizen's is capped due to legislation. Fewer carriers available across the state, especially in Monroe County. Many companies dropping condominiums. Wind and flood are regulated. Possible hike in our property insurance in the coming year. She discussed the importance of the rental cap for insurance.

Report on website: John Balderston spoke about the website, encouraged people to visit and join the website. Mentioned that all docs and information can be found there. Mentioned that nothing on the website is official and that for any official documents you must contact the office.

More from the President: There will be no election this year. 4 vacancies, 4 candidates. Introduced Manny Fernandez as upcoming member of the board. Introduced Barry Bresnick as an upcoming member of the board. Introduced Frank Blanco as an upcoming member of the board. Introduced Kathy Bradford as an upcoming member of the board.

New Business:

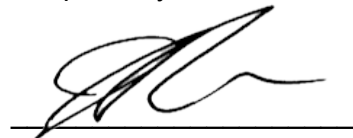
Total of 63 votes. 3 do not count due to no signature. 1 signed ballot with no vote. 59 Usable ballots.

- A. Vote on proposed amendment to Article I of the Declaration of Condominium to eliminate the unnecessary and inaccurate reference to the Condominium's Post Office Address. Did not pass.
- B. Vote on proposed amendment to Article IX to add a new sub- paragraph (h) and a new unnumbered paragraph to Article XV (e) of the Declaration of Condominium and incorporate the requirement to lease through the Association rental program for apartments acquired after the adoption of this amendment at the annual meeting on January 27, 2024. Did not pass.
- C. Vote on proposed amendment to Article XV (e) of the Declaration of Condominium to further regulate leasing of apartments in connection with effects on insurance for apartments acquired after the adoption of this amendment at the annual meeting on January 27, 2024. Did not pass.
- D. Vote on proposed amendment to Article XV (f) of the Declaration of Condominium to limit the number of pets allowed to be kept by a unit owner to two pets. Did not pass.

Member Discussion: Terry Tatarchuk mentioned he wanted to discuss the addition of charcoal grills to the grass field area for use by the association, perhaps a picnic table as well. Luann Forni announced that any members not on the member directory should get in touch with her to either be added or have their information updated.

Adjournment: With no further business to discuss Bonnie Polk moved to adjourn, Larry Thul seconded, all in favor, the meeting was adjourned.

Respectfully submitted on February 18, 2024 by



John Balderston, Secretary

Roll Call:

Barry Bresnick

Frank Blanco 3-203

Michael Keith 3-201

Dave Jagodzinski 3-302

Marburger 3-301

Carl and Diane Miller

On-Site:

3-312 - Pam Boylan

3-309 - Ruth Schnake

3-308 - Bob Murphy

3-311 - Jodi Slattery

3-205 - Jodi Slattery

3-305 - Carolyn Soucy

3-303 - Rosemary Grand

3-112 - Mike Morgan

3-307 Jim & BT Bowen

3-103 - Fernandez

3-102 - Marnie Jeney

1-312 - Diane Scudder

1-309 - Chet Polk

1-205 - Steve Pasek

1-208 - Jeannie & Sam Mazza

1-305 - Tom Almere's

1-302 - Luann Forni

1-106 - Larry Wagner

1-108 - Marcia McComb