

**Casa del Sol  
Homeowners Association Inc.  
Board of Directors Meeting  
March 14, 2019**

President Bob Clontz called the meeting to order at 10:00 AM.  
18 residents were present.

Directors present at the meeting:

Bob Clontz	Jean Lane
George Gridley	Joyce Fitzpatrick
Jim Johnson	Jim Baker

3 Board members not attending

A quorum has been met.

Secretary's Report:

Jean Lane moved that reading of the minutes of the February 14, 2019 Board Meeting be waived and that they be considered final as written. George Gridley seconded the motion. The motion carried.

Treasurer's Report:

The Treasurer reported that we have received \$41, 635 in HOA Fees representing 103 payments of \$390, 7 payments of \$195 and 1 payment of \$100 with \$95 balance of that payment to be paid by the end of the month. There are dues of \$25,445 yet to be paid with \$23,790 of that amount due by the end of March. Expenses included loan repayments to homeowners of \$8,209.88. Total expenses were \$9,851.16. Balance in operating account as of 3/13/2019 is \$31, 783.84. \$6,349.80 was transferred from the operating account to the General Reserves at the end of the fiscal year. The balance sheet and profit and loss statement are posted on the bulletin board. Jim Johnson moved that the Treasurer's report be approved as amended. Seconded by George Gridley. The motion carried.

Committee Reports:

- (a) Finance: Jim Johnson reported that the committee has not met.  
No Report
- (b) Buildings and Grounds:  
George Gridley reported that the committee and park volunteers have nearly completed the walkway next to the pool. He thanked those who helped. Work on the solar panels is in progress. They will be scheduling the cleaning of the grease trap and exhaust hood. Will need volunteers to help with the exhaust hood.
- (c) Applications:  
Jim Johnson reported that there are three houses in progress. Prospective owners have completed the application process for Coats, McClintock, and Bolton properties, but no transfers have been done yet.

Old Business

No old business

Comment from President Bob Clontz that visitors in the park are not allowed to bring pets onto the grounds of the park. He asked residents to make their guests aware of this.

**New Business:**

Jim Johnson advised that a draft of the letter to the homeowners has been distributed to the board for approval. The letter gives the results of the annual meeting, including a reminder of annual dues payment date.

Jim Johnson advised that he and Joyce Fitzpatrick will be going to the County Courthouse in Dade City to record the amended Covenants and Restrictions.

Bob Clontz reported that the Casa Activities Club has voted to fund the replacement of the water cooler in the clubhouse. Jim Baker will follow through on this.

Bob Clontz announced that Andrews Trees Services will be in the park March 21 and 22 and a sign-up sheet has been placed on the table at the back. Park property does not need to be trimmed at this time, but individual homeowners can sign up to have their trees done. Jim Baker added that Andrews does do other landscaping service as well as trees.

Bob Clontz will be leaving before the next meeting. Jim Johnson will be taking over for him at the board meeting the second Thursday of next month.

Homeowner Ken Lamb asked to present a proposed plan to renovate his home pending approval from the County. He will provide the plan to the board.

Questions about the library were referred to those who have been making those changes. Board member David Pileggi is the liaison between the library committee and the board. Shelving for the books has been done.

Being no further business, Jim Johnson made a motion to adjourn the meeting. Seconded by George Gridley. Motion passed. Meeting adjourned at 10:15.

Joyce A. Fitzpatrick  
Secretary