**Casa Blanca Resort Condominium Association, Inc.**
**37th Annual Owners' Meeting Minutes
October 18, 2019**

The Annual Owners' Meeting was called to order by Richard Carnley, Board President at 6:10 PM. Board members present were Bobby Craven, Vice President, Gene Phillips, Treasurer, Lynn Miller, Secretary and Tommy Stoutamire, Director. Also present were Richard McDonald, General Manager and Tommy Risalvato, Association Manager. There were 35 owners present. All in attendance introduced themselves.

Lynn M. made a motion to elect Richard C. as Chairman of the meeting, with the 2nd by Tommy S. and Bobby C.

Proof of Notice of the meeting was given by Richard M. Richard C. requested all present to review the minutes and asked for a motion to waive the reading of the minutes. Motion was made by Bobby C. and the 2nd was by Tommy S. Minutes were accepted with no corrections.

Richard C. gave the President's Report. He discussed the new construction for the past year, as well as a report on the new lighting. Also he reported that the hurricane damage to the towel exchange area would be repaired as quickly as possible.

Richard M. gave the Manager's Report. He addressed the fact that some of the repairs had not been completed, as we were instructed by the adjuster to leave them until all inspections had been completed.

His report included an overview of the Association financial holdings. As of 09/30/2019 the total funds in the Operating account were $26,000.00 and the balance in the MM accounts was $21,651.00. The Reserve Accounts have a balance of $477,000.00 and the Line of Credit is $50,000.00. $93,337 was spent on repairs. Notable expenses were:

* + Upgrades and repairs, to include 29 couches and 6 love seats. We are waiting on the sleeper chairs.
	+ 5 PTAC units, $4700.00. The 2 BR units received AC units in the 2nd bathroom.
	+ Kitchen items were replaced as needed, along with new range hoods.
	+ Plumbing repairs, $1400.00.
	+ Repairs to the common area were made, along with $1700.00 for repairs the cable line.

There were questions from the floor: What percentage of the units were covered, how much will our insurance payment be, and other hurricane related questions. A breakdown of some of the expenses: repair of the pool rails, $3,000.00; roof drains, $4,500.00 and $3,400.00; getting our signs back up $4,000.00; hot water and plumbing $10,000.00; commercial washer $9387.00 and dryer $2,500.00; 4 ton a/c unit for the office building; glass front doors $10,000.00; and hot tub windows $7,200.00. We have received $40,000.00 in payment from our flood insurance policy. Projected insurance Claim will be approximately 1.1 million.

The next agenda item was verification of the proxies. Total votes and proxies were 481.

No one expressed interest in running for the Board. A motion to keep the present Board members was made by Steve Berry, with the 2nd by Jim Miller.

At this point questions from the floor about the hurricane damage continued.

**OLD BUSINESS:**

Richard Carnley, President gave the verification of proxies and total number of votes present. Total votes by proxy, **481** votes which constitutes a quorum. R. Carnley requested a motion to ratify the Proposed Budget for 2020; B. Craven delivered the motion, G. Phillips seconded. The vote carried unanimously with all in favor, none opposed. R. Carnley made known to all present the 2020 Proposed Budget was officially adopted; the 2020 HOA Fees would be **$697.85/**Unit Week, and that all business relating to the 2020 Budget was officially concluded. The BOD instructed Management to prepare the Annual billing invoices straightaway and to mail them out directly to the membership.

**NEW BUSINESS:**

Hurricane Michael repairs had already been discussed. There were no other questions from the floor.

 **OTHER BUSINESS:**

Most of the discussion and questions centered around two items:

1. The offer made by Jose Gallego, with By The Sea Resorts.
2. The documents governing our Association.

There was much discussion and many questions. Some of the answers include:

* In the event of a sale, blanket proxies cannot be used.
* We think that only owners in good standing will be allowed to vote, but the attorney is still researching this.
* Several owners requested to sign up for emailed copies of the minutes.

A motion was made from the floor to have a straw poll reference a sale. Several of the owners said they want to know now how others feel. Sandra Price made the motion, with Mr. Richardson the 2nd. The question was “Who wants to sell now under the right terms?" The results were 18 to sell and 21 not to sell. (Some owners came in after the start of the meeting.)

There is still confusion regarding the dissolution of our present interval system. On the first Saturday in January, 2022, the documents governing the present will expire. This is Jan 1, 2022. At that point, we basically have 3 choices. Each of these options requires a different vote percentage in order to pass. The attorney is still researching.

1. Vote to keep the interval system as is, BUT it can only be for 10 year increments. All deeds will continue, with our current units/week ownership.
2. Do nothing, in which case the intervals will expire. We will all be owners, but without deeded weeks.
3. Vote to accept any offers that have been made.

Some questions:

* + Can we change the interval from 10 years? No
	+ If we vote to continue how many owners will we have and how much will it cost? Unknown at this time.
	+ Does anyone in management have a stake in a sale? Only as an owner.
	+ Should we appoint a committee to decide to sell or actively seek offers?
	+ Do association units have a vote?
	+ How many votes are there? 1785 total weeks, 582 in bad standing, for a total of 1203.
	+ Does an appraisal include a market analysis?
	+ Can we take a vote to sell before we vote to keep the intervals? Each vote requires a different percentage, and while we have to have a quorum, proxies will not be 'blanket'.

There was other discussion about the units that have been sent to CARS, and how to retrieve them if an impasse is reached. How many of the recovered units have been sold? Who holds the proxy for owners in bad standing?

Other questions:

1. Why can't we have an elevator? About $78,000.00 but no place to put it.
2. Can upper units be exchanged for lower ones? No
3. Since IRA distributions come in later, could we have an extra 30 to pay dues? No
4. What about the dips in our parking lot? What about drains?
5. If there is an "Act of God", what recourse do we have?
6. Harold Greathouse sent in his proxy, but decided to attend. He wasn't counted twice.

A motion was made by Mr. Nathaniel to adjourn the meeting at 7:52 pm, with the 2nd by Bobby Craven.

Respectfully Submitted

**Approved**

Lynn Miller, Secretary