

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
September 9, 2020
18757 S. Highway 377, Cresson, TX
****Unapproved Minutes******

Call to Order:

President Jim Vannatta Steve Gandy called the meeting to order at 1:00 p.m. Present were Vice President Steve Gandy, Treasurer Dennis York, Secretary Candy Lamel by phone, Directors Bud Lowack, Jerry Cigainero, Gaylen Cox and guest Rachel Drake.

Approval of Minutes from Meeting on August 5, 2020:

Minutes submitted by Gaylen Cox on behalf of Secretary Candy Lamel, for the meeting of August 5th. Typos have been noted and will be corrected for final copy. After review by the board, Dennis York made a motion to accept the minutes as presented. Steve Gandy seconded the motion to accept the minutes and the board agreed.

Financial Report:

The Financial Report was distributed and presented by Dennis York, Treasurer. It was explained that we would be in line with our year-to-date budget except for unusual expenses under Exterior, Common and Landscape repairs. There will be corrections to the Financials by next meeting for budget vs actuals that indicate Staff Payroll is not within budget. All other numbers in the report fall in line with the budget. Dennis reports that almost \$79,000 in foreclosures have been identified and expects to have those handled by the end of this year. This year we have had 16 units sold and 13 units returned. The \$298,000 bank balance includes \$150,000 in reserves.

Gaylen made the motion to accept the Financial Report and Bud seconded the motion. The board accepted unanimously.

Resort Report:

Steve Gandy, Vice President, reported over the weekend a guest was injured after a fall in the stairwell and is currently hospitalized and expected to be fine. Jim recommended the glass broken in the stairwell be replaced with something other than glass. Steve agreed to look at the options. Occupancy at the resort remains steady. The beaches have re-opened to vehicular traffic and curfew lifted. Due to cleanup from the hurricane, the beach between Whitecap and County Road 4 remains closed. The new fence and gate have been installed. Most of the Hurricane Hannah damage has been repaired. There are intermittent problems with the lights at the dock, but the issue is being addressed. There are no new Covid-19 exposure reports

from guest or staff. The pool service building has been moved to allow construction of the new fence. A new table has been mounted to the pool fence near the gate to assist guests with full hands entering the pool area. Bug zappers have been added to help with mosquito problem. Guest are encouraged to wear repellent containing DEET. Prior to new gate installation, one unit was vandalized by non-guest by breaking a window near the door. Pool repairs scheduled this week for problem with the water circulation. Hide-a-bed repairs are being explored which will offer a solution to numerous beds expected to fail soon. Grill brushes that do not have small wire fronds have been purchased. Replacement of the handrail at the dock stairs is the only upcoming project.

Dennis made a motion to accept the Resort Report. Jerry seconded the motion and the entire Board approved.

Rusted Metal Repairs:

Jim advised he requested a proposal from Troy for how much of the rusted metal repairs for the east end of the buildings could be done for \$25,000 that the board approved. After further discussion by the board, Dennis made a motion to repair the entire metal roof from the previous proposal. Candy seconded the motion. The board agreed with one abstain from Jerry.

Free IP for Purchase Referrals:

The board discussed and agreed that the Referral Promotion was only for new owners, not for existing owners purchasing additional units.

Other Business:

Jim explained the use of Knox Box for police and fire personnel to have access to the resort in case of emergency. Our box has been ordered and expected to be installed this week. The Corpus Christi Fire Department will come out to test after the installation.

Dennis distributed the proposed budget for 2021 for review and discussion at the next meeting.

Who will be at the Resort When?

Steve Gandy – October 9th for 2 weeks

Dennis York – October 9th

Candy Lamel – October 16th for 2 weeks

Jim Vannatta – October 16th for 2 weeks

Next Meeting:

The next meeting will be Wednesday October 5, 2020 at 1pm.

Adjournment:

Dennis made a motion to adjourn the meeting and Steve seconded the motion. This meeting was adjourned at 2:01pm

**Respectfully submitted for approval by Gaylen Cox
on behalf of Candy Lamel, Secretary**

