

**La Casa del Sol Council of Co-Owners
Board of Directors Meeting
October 1, 2018
18757 S. Highway 377, Cresson, TX**

*****APPROVED MINUTES*****

Call to Order:

President Jim Vannatta called the meeting to order at 1:00 p.m. A quorum was present including Vice President Steve Gandy, Treasurer Dennis York, Candy Lamel, and Directors Jerry Cigainero and Bud Lowack. Secretary Gaylen Cox was absent and had assigned her proxy to Steve Gandy for purposes of voting at this meeting. Also, in attendance is David Lee, our adjuster for Hurricane Harvey insurance claims.

Hurricane Harvey Damage Claim Update:

David Lee updated everyone with the most recent information on our claim. The insurance company has issued payments totaling \$251,608.85, which is after deductibles are considered. There may be supplements still to come after roof repairs commence. Estimated \$30,000 for ICC city code upgrade could be paid if repairs to roof include upgrades that reflect the current building code. These payments are only made after the cost is incurred. David informed us there were no hold backs on roof and damage was paid in full. Dennis suggested to David that the numbers are confusing and requested a spreadsheet with a breakdown of what specifically has been included in the claim payment. Dennis and David Lee agreed to meet to discuss spreadsheet requirements and potential of supplemental payments for our claim for presentation to the board. Each roof has a separate deductible per our insurance policy. David agreed to be available to meet with our agent to work out changes that will serve us better for future claims on the property.

Approval of Minutes from July 30, 2018:

The minutes from the previous Board Meeting were reviewed and approved unanimously with no corrections. Motion for approval by Dennis York and seconded by Jerry Cigainero.

Financial Report and Reservation Office:

Treasurer Dennis York provided year-to-date performance through August 31, 2018, for all board members to review. Report is self-explanatory, and no questions presented by the board. Steve Gandy moved to accept the Financial Report; the motion was seconded by Candy Lamel and approved by all.

Resort Report:

Overview:

After start of school in mid August, occupancy went down to seasonal norms from the end of August through September. October is shaping up to be a busy time, as most weeks are near full.

As for personnel changes, Tracy Raymond is no longer the weekend assistant. Melissa has changed shifts to cover the weekends. Tony Alanis was hired for maintenance in August. Chet Bontello continues to handle pool lock up each night til November 1st.

Resort Status:

All units currently operational except #206, which is down for bathroom upgrades. The significant rain during the month of September did not affect the temporary roof patch for units #107 and #108. Steve will contact Troy with roofing company regarding any patchwork assistance needed. There has been an ant problem due to the excessive rain, and that issue is being addressed.

Updated sales brochures have been placed in all units. Owner Bill Gunn has updated the La Casa information binder with the most current information for the island. Bill did an excellent job and is most appreciated. Dennis requested better communications between Resort and Reservations offices with new promotions and printed materials distributed to owners. Steve agreed and will send brochure copies to the office.

Water faucet at the fish cleaning station has been installed and updated from the water hose to PVC. Pool signage enforcing the \$500 fee for entering the pool area after closing has been installed. The resort will notify owners of violations and fee and the Reservation Office will bill the owners.

Grill area tile mural has been replaced by owner Vicki Vannatta. The previous design had faded after the hurricane. Thanks to Vicki, it is beautiful again.

Repairs completed for units 206, 103, 210 and 110.

Facebook Campaign has had brisk action. We are fielding questions daily and 7 units have been transferred since July.

Jim Vannatta handled deck nails during previous visit. Nail pop-ups due to wood shrinking.

Upcoming Projects:

- Repair and upgrade bathrooms in several units with soft flooring, cracked tubs and loose fixtures.
- Hide Spectrum cable wires in the units.
- Replace transition strips at entry of each unit
- No major projects scheduled until after 2019 budget and roof repair cost are firm.

Future Projects:

- Repair and replace broken parking stops, signage and fence.
- Seal and weatherproof wooden surfaces on docks.
- Reconsider bids for mattress and box spring repair.
- Grill cover pending budget considerations.

A motion to accept the Resort Report was made by Dennis York, seconded by Bud Lowack, and all agreed.

2019 Budget:

The board discussed the line items of the 2019 Budget presented by Dennis York. After adjusting item amounts, discussion of fee increases and possible one time assessment, Dennis agreed to revise the

budget and forward to the board for review. After board reviews corrected budget, we will meet again to discuss and vote for approval. Decision needs to be made by November 1 to provide info to owners. Dennis advised that he is looking for a replacement for Andy Moore's position as Office Manager. Steve recommended Indeed.com as a source for hiring. Dennis will check on cost of providing health insurance for full time employees.

Other Business:

- The newsletter needs to be mailed by Thanksgiving. We will discuss at the next meeting.
- Roof and A/C replacement to be completed during resort shutdown. Dates to be determined at the next meeting. In the meantime, the Reservations Office will book any units during Jan and February until exact dates are determined at the next meeting.

Action Items:

- Steve will determine if we have A/C units that we can keep, rather than replace during the roof repair.
- Steve will provide Dennis and Reservations office with current sales brochures
- Dennis will advise Reservations Office that we are not accepting bookings during January and February.

Who will be at the Resort When?

Bud Lowack Oct 5 – for one week

Next Board Meeting:

Wednesday October 24, 2018 at 1pm at Cresson Office.

Adjournment

Steve made motion to adjourn the meeting and Jerry seconded the motion. Meeting adjourned at 3:49pm

Respectfully submitted by Secretary Gaylen Cox