

La Casa del Sol Council of Co-Owners, Inc.  
Board of Directors Meeting  
May 25, 2021  
18757 S. Highway 377, Cresson, TX 76035  
\*\*\*APPROVED MINUTES\*\*\*

**Call to Order:**

The meeting of the La Casa del Sol Council of Co-Owners, Inc. Board of Directors was called to order by Jim Vannatta, President at 1:03 p.m. on Tuesday, May 25, 2021. The following directors were present: Jerry Cigainero, Bud Lowak, Randy Bales, Donna Kelly, Derrick Richardson and Dennis York. By their presence written notice of the meeting was waived.

**Approval of the Minutes from the meeting of April 13, 2021**

There were not minutes presented to the Board of Directors for the April 13, 2021. Accordingly, no action was taken.

**Financial Report:**

Dennis York, Vice President and Treasurer presented the financial statement for the period ended April 30, 2021. A general discussion of the financial statement was conducted. Jerry Cigainero questioned the Supplies-Resort and Supplies-Laundry being over budget. Dennis York informed the board that Resort Supplies were up slightly over budget due to increased occupancy. He further stated that Laundry was increased due to buying new linens for the upcoming busy season. President Vannatta informed the board that David Lee had informed him that the money due from the storm damage 2019 not currently active due to lack of staff at TWIA. Mr. Lee is hopeful that some action will be taken in the near future. Dennis York informed the board that he would be in contact with La Casa del Sol's insurance agency to see that help they can be to get paid the \$40,000 owed by TWIA. There being no further discussion of the financial statement, Donna Kelly made a motion to approve the financial report. Jerry Cigainero seconded the motion, which passed unanimously.

**Resort Report:**

Dennis York, Vice President and Treasurer presented the resort report. He stated to the board that overall the resort was in good condition and running well. He discussed the fact that a new maintenance man with limited experience had been hired to assist maintenance man William. It was further stated that it is very difficult to find applicants on the island who want to work.

The following work and repairs had been performed at the resort:

- The three dead palm and two dead pines trees had been removed for \$2,400. The company that did the work had been previously used and did a good job taking down the trees and cleaning up afterward.
- Units 108 and 107 are in need of window replacements to prevent rain water from coming into the units. Dennis presented two bids to have the windows replaced as well as the windows in the stairwells. The board requested that Dennis request two more bids for the work and no action was taken on the bids.
- Two patio chairs and 1 lawn chair had been replaced due to cracking and the potential for injury to anyone sitting in the chairs.
- Dennis stated that Rachel Drake had asked if kitchen counter tops could be replaced. Dennis was instructed to get information on cost to replace the old and worn counter tops and report back to the board during its next scheduled meeting.



Dennis further advised the board that an owner told Rachel Drake, Resort Manager that he could get new sleeper sofas for a reasonable price. The board requested that Dennis investigate the price, as well as try to find the pull out bed system to replace three broken sleeper sofas. It was recommended that Dennis contact Sue Cigainero to ascertain information about her research on pull out sofa bed systems. There being no further discussion on the resort report, Donna Kelly made a motion to accept the report as presented. The motion was seconded by Randy Bales and unanimously approved by the board.

### **Other Business:**

President Vannatta informed the board of an owner who had been charged a late check-out fee, to which the owner agreed. However, the owner had been assessed \$250 per day for his stay for smoking in the unit; a violation of the rules and regulations. Jim questioned whether the \$250 day charge should be assessed since the owner stated he did not smoke and allowed no smoking in the unit. Dennis York informed the board that Melissa Padilla, office assistant, went to inspect the unit immediately after the owner left. She said the unit smelled very strongly of marijuana. The board concurred that the smoking charges be sustained.

Dennis York presented the following items from the accounting and reservations office:

- The website is confusing to people who call to make a rental reservation. Mary Baker, accounting/reservations manager requested that wording be added to the website to inform non-owners that La Casa del Sol is a time-share. The board recommended that wording be added that would not use the word time share, but worded as a family owned resort with very reasonable buy-in opportunities. Mary will work on wording to be approved by President Vannatta.
- Mary questioned the rule that any owner who has had late charges must wait five years to space bank with RCI beyond the current year. The board tabled any discussion until President Vannatta had an opportunity to review the rule.
- It was requested to know if the owner of the unit whose daughter and visitor, who had an accident last fall be denied access to the resort. It was agreed by the board the daughter's boyfriend, who is suing La Casa del Sol, be the only one denied access to the resort.
- The question was posed by the accounting office if La Casa del Sol is required to be a member of the Padre Island Property Owners Association. Mr. Vannatta stated that the PIPOA owns the bulk-heads and therefore La Casa del Sol must be a member of the association.

Dennis York spoke briefly about the lawsuit and stated that the attorney's are working on the suit on behalf of La Casa del Sol's insurance company. There was no other discussion regarding the law suit.

### **Who's at the resort and when:**

Jim Vannatta, June 4-June 18

Randy Bales, June 18-June 25

Derrick Richardson, July 2-July 9

### **Next meeting date:**

Tuesday, June 29, 1 p.m. at the Cresson reservations/accounting office

### **Adjournment:**

There being no other business to come before the board, Dennis York made the motion to adjourn the meeting. The motion was seconded by Bud Lowak and unanimously approved by the board. The meeting adjourned at 1:56 p.m., May 25, 2021.