Casa Rio Condo Association

Board of Directors Meeting

Sunday January 25, 2026

David opened the meeting at 6:17 pm. Board members present were Lisa Kenna, Lisa Germaine, Elizabeth Seikert and Deb Baker. David was present via zoom. Quorum achieved. The minutes from the last meeting were approved.

Boat Lift Proposals: First item of business was the discussion of the boat lift proposal submitted by Lisa Kenna. Measurements and drawings have been reviewed. Lisa is buying a lift that will fit within the measurements. David is awaiting final approval with Spencer, her contractor.

The Board is awaiting submission of drawings and plans by Sal Fluriach and his contractors; they were emailed the requirements to be fulfilled and David to discuss with them at that time.

Mr. Barclay is awaiting permits from his lift contractor.

Crown Electric has given the Board a proposal to raise the meter boxes and panel boxes for the sides of B building. Crown suggests we change to aluminum 'step ups' versus pressure treated wood steps. Deb made motion to agree to use the aluminum instead of pressure treated wood; Elizabeth seconded the motion; all approved. Motion passed.

Signage: An update was given by David on the new signage project. Seven companies were sent the project to bid; the sign company in Clermont was the only one to respond with a bid. Motion made by Deb to use the Clermont sign company, Elizabeth seconded the motion. Motion was approved; David to proceed with the project.

Update on the new Website: Instructions were given to board members to access the website and asked to use it before the annual meeting to work out any bugs. Instructions are attached to these minutes for ownership to access website.

- **Note**: as of 1/2026 all permits for work done on condos must be posted on the website. The state law was changed in 2024 which expanded the requirement from only associations with 150+ units to include those with 25 or more units, requiring compliance by 2026.

Security Cameras: David presented the proposal from Sayer Networking for $7913 for the whole job; in addition the contractor has offered to break it into two portions, so that we may pay for half this year and half the next if required. Lisa Germaine is getting a bid from a second company; David is getting clarification on the budget and funding for the job. The owners will be voting on it at the annual meeting.

Waste management delivered a new dumpster and the board had a discussion on getting a lock for the dumpster. Recently there have been several instances of trespassers putting large items into our dumpster and leaving the property. When trespassers fill the dumpster early Waste Management has to empty on additional days , which adds additional charge to us. Deb will call WM and see if there is an extra charge for putting a lock on the dumpster. WM empties the dumpster on Mondays and Thursdays. Deb is to check on what days they come to empty the recycle bins.

New Business:

Lisa asked Deb to call the city to trim the limb on the oak tree at entrance to the property as the semi trucks are hitting it and has potential to fall.

Rental Policy: Deb to consult with Julie Reynolds to assist with the rental responsibilities.

Meeting adjourned 7:00 pm