

April 16, 2025

Dear Casa del Mar Homeowner,

We want to thank everyone that came to the Spring Board of Directors meeting. We hope you had a chance to enjoy the property and the Island while you were here.

Steve Lawson has had to resign his position on the Board of Directors. Kelsey Thompson has been appointed to serve out his term which will end in January 2026. Please thank her for stepping up and volunteering her services and her commitment to all owners to make HOA the best it can be.

After reviewing the financials, the committees assigned by the Board gave their updates.

The Finance committee informed owners they now have the new online Quick Books up and running. The transmission went smoothly, and 3 board members can now view all of the HOA financials, and 2 board members are set up with banking authorization.

The Parking committee answered questions on their research that resulted in the new fee structure. As a reminder, the new policy will be effective on May 1<sup>st</sup> and states:

*The HOA Parking Registration fee will be \$25 + tax per vehicle to any overnight guests for a period of up to 1 week. The fee will be \$75 plus tax per vehicle for a period up to 30 days. All visitors and guests are required to register at the front desk and pay the Parking Registration Fee in order to obtain a temporary parking permit. There is a maximum of 2 vehicles per stay.*

Please make sure that if you rent your unit, your online reservation system has the correct information for your guest.

The Property Management Search committee has sent out Request for Proposals (RFP) with hopes of having those returned by May 31<sup>st</sup>. They will then review the proposals and offer a recommendation to the Board.

Enclosed you will find the third of your five \$680 insurance premium installments. This installment payment is due no later than May 1<sup>st</sup>. As a reminder, please be prepared to expect two more future invoices for \$680 each which will be due July 1<sup>st</sup> and September 1<sup>st</sup>. If you are still paying by check, please make a separate check/payment for insurance as these funds go into a separate account and please note the unit number on your check.

You may have noticed the front elevator landings carpet has been replaced with LVT (luxury vinyl tile). Those areas were worn down to the nap and needed replacement. Also, there is a new sunshade outside of the lobby entrance. There will soon be Adirondack chairs there for the enjoyment of owners and guests. The area in front of the meeting rooms will be getting the same upgrade.

Please remember that your bedroom smoke detector is electrically tied to the property wide fire alarm system and should not be tampered with. If you are planning to paint or work in your unit you should contact the maintenance department to provide covers for the detector to ensure the fumes do not cause the fire alarm to activate. Contrary to the bedroom devices which do not contain batteries, the battery-operated detectors located in the hallways of the units are not tied into the property system and are to be maintained by each owner. We encourage all private owners to replace those hallway detector batteries every 6 months.

We wish you all a blessed Easter holiday. Hopefully you can enjoy the beautiful spring weather we are having.

Sincerely,

Marilyn Cooper  
General Manager  
Director of Finance & Administration