



Notice of Board of Directors Meeting

The Board of Directors held at 10:00 a.m.
On Tuesday, February 7, 2017,
At 147 Tampa Ave. E.
Venice, FL Poolside.

Approved Minutes

1. Call Meeting to Order: The meeting was called to order by Dick Lombardi at 9:56am.
2. Confirmation of Proper Meeting Notice: mailed and posted January 24, 2017
3. Determination of Quorum: Present, Dick Lombardi, Gary Keith, Dave Grote, Jerry McCormick and Bob Jeziorski Quorum achieved.
Also present Andy Pruitt, Karen Hitt, and Phil Clavel.
4. Approval of Meeting Minutes:
January 30, 2017 BOD organizational meeting. A motion made to approve the minutes without reading by Gary Keith and a second was made by Bob Jeziorski. A vote was called and all directors and officers voted aye. Motion carried.
5. New Business:
 - a. Window washing: A discussion of the process took place and a comment from Karen Hitt. Dave Grote gave a brief history of the roof cleaning. Phil Clavel made comment on roof cleaning process and commented on changing that process. Discussion about the contractor's obligations, profit margin and how to proceed. Dick Lombardi and possibly Gary Keith to attend Thursday meeting at 1:15pm with window cleaning vendor. Bob Jeziorski comments that windows should not be cleaned with roof treatment. Dave to communicate with owners Dick to gather information at meeting. Dave Grote talks about the history of just taking the lowest bid. BOD agrees to table the issue until next meeting pending further information.
 - b. Discussion regarding reserve balance and its investment in CD's at Stonegate Bank: Jerry McCormick explains Stonegate Banks CD policy for condominiums and the BOD's plan to invest in breakable CD's. Dave Grote explains further and Mrs. Horak asks if an individual can get them, and Stonegate says no only an association. General discussion on how much to invest and to build through laddering investment.
 - c. Signature Cards:
Dick Lombardi, Gary Keith and Jerry McCormick to sign signature cards. Bob Jeziorski requests full board agreement over \$10,000 threshold mandatory and

CAM discretion under. A motion is made by Dave Grote and second by Dick Lombardi. The vote is called and the entire full board vote's aye, motion carries.

a. Revisited. Jerry McCormick asked to return to the window conversation. He asks how it is approached. Gary Keith asks to be included in the bid process and to acquire three bids minimum. Mrs. Clavel asks if Jerry Thomas will be facilitating the bid process, and he clarifies that he will and what the requirements are.

d. Approval to move surplus to reserves.

Jerry McCormick explains elevator reserves. Phil Clavel states that any extra should be used to reduce assessments. Bob Jeziorski States adding to the elevator reserves lowers reserves in the future. Dave Grote references that Building A didn't get a special assessment like Buildings B&C did. A Motion was made by Bob Jeziorski to add surplus to elevator reserves, second by Gary Keith. A vote was called and all were in favor, motion carries.

e. Added: Terrace work, is it all common element? To be researched by Jerry Thomas. May need determination from attorney.

f. Added: Master Board seats. Nominated: Dick Lombardi, Gary Keith and Jerry McCormick. Motion made by Gary Keith and second by Dave Grote, a vote was called and all present voted aye, motion carries.

6. Member comments:

None

7. Adjournment

Motion to adjourn made by Gary Keith and second by Dave Grote, a vote was called and all present voted aye, meeting adjourned at 11:40am.

Respectfully submitted by:

Jerry Thomas, LCAM

Approved: _____

Date: _____