



The Waterfront on Venice Island
Building A Condominium Association INC.
Notice of Board of Directors Meeting
Monday, July 10, 2017 at 1:30 PM
Venice City Hall Community Room 114
401 West Venice Avenue
Venice, Florida 34285

Approved Minutes

1. Call Meeting to Order: The meeting was called to order by the President Phil Clavel at 1:22pm.
2. Confirmation of Proper Meeting Notice: Proof of service affidavit shows Mailed to the directors and posted on the property on June 23, 2017.
3. Determination of Quorum: Present: Phil Clavel, Andy Pruitt, Dick Lombardi, Jerry McCormick and Gary Keith via telephone.
4. Disposal/Approval of Meeting Minutes:
May 7, 2017. Motion to waive reading and approve minute as written by Phil Clavel, seconded Andy Pruitt. Vote called all member say aye, minutes approved.
5. President's Report: Phil Clavel would like a Master update on the agenda going forward. Gary Keith assigned to make the reports. Phil discussed the mandate and process the association has gone through with the DBPR. Phil also stated that he made a request to the Master that they reimburse A Building for the portion of the costs in legal fees answering the issues regarding the personnel payroll. The Master agreed to pay \$1300. Phil reiterated that Andy Pruitt would be A Buildings rep to the Master Executive Board as the Secretary. Phil stated that he is in contact with someone daily whether he is here or in Canada.
6. Treasurer's Report: Andy Pruitt discussed the refund from the Master and a pending request from Argus. Discussion about the past fire panel installation and the category used for payment of the bills for the water pumps repairs. Andy stated that the insurance premiums were slightly lower which helps with the slight deficit.
7. Manager's Report: Jerry Thomas reported on the completion of the fire panel installation and the repairs to the water system and what could be causing the water to heat. He also elaborated on the current search for a landscaping company.
8. New Business
Amended Revised Budget: Andy Pruitt discussed changes to the assessments and changes to the budget based upon orders of the DBPR. He also reiterated that the unit owners voted to approve pooling the reserves earlier this year. He also stated \$8000+ was going back to owners through a

credit to 4th quarter assessments as a result of the elevator parts refund received this year. Phil stated that the budget revision was a complex-wide issue and that all 4 corporations (Buildings A, B, & C, and the Master) required coordinated revisions in order to comply with the DBPR mandate. Andy stated all results and minutes of the meetings must be submitted to the DBPR by the end of the week. Andy discussed how the reserve schedule was amended to comply with State requirements. He stated that the amended schedule utilizes level funding which requires the Board to evaluate starting premises/parameters every year and that we must collect sufficient reserve income to ensure that no projected year-end balance goes negative.

A motion was made by Andy Pruitt to approve the budget as amended, Dick Lombardi seconded. The vote was called and all members voted aye, motion to approve changes in the budget were approved unanimously.

Report on Cable TV/Internet: Andy noticed a meeting at 3pm at the Horak's unit with a representative of Comcast cable. The meeting was open to all Owners. The purpose was to look into options for the future. Jerry Thomas commented that long term use of independent companies instead of a master contracted company could create problems with the building. There was general discussion regarding Comcast. Phil Clavel discussed past bad experiences with Comcast.

Elevator Contract Review, Discussion. Jerry Thomas gave an update regarding the newest numbers that had been negotiated with TK. He also gave an update on the installation of the emergency phone in the cabin. Phil Clavel discussed the letter to Ryan Gillespie regarding a refund for the elevator parts purchased in 2014. He has also been discussing the maintenance with Otis elevator for further info. Says TK does not cover guide rails but Kone does. Does TK cover 5 year load test? Not in the contract but it is in Kone's. Everyone agreed to determine direction upon further information. Phil Clavel wants entire board to receive proposals in the future to evaluate and have more eyes on it.

9. Member comments: Short discussion regarding a discussion about grills that took place in the Master meeting. Phil looking into a more permanent place to have a grill.
10. Next Meeting: Set for November 10, 2017
11. Adjournment: Jerry McCormick makes a motion to adjourn, seconded by Gary Keith. All votes aye, motion to adjourn carries meeting is adjourned at 2:27pm.