



## Board of Directors Meeting held on Monday, November 19, 2018

**CALL TO ORDER:** Meeting called to order at 2:00 pm by President Phil Clavel.

**PROOF OF NOTICE:** Proof of notice was posted in accordance with the Association's Bylaws and Florida Statute 7.18 on site and on website.

**QUORUM:** A quorum was established with President Phil Clavel, Treasurer Andy Pruitt, Dick Lombardi, Gary Keith and Ralph Horak in person. Also present was Lynn Lakel of Sunstate Management Group. Fourteen residents were present.

**APPROVAL OF MINUTES:** **MOTION** made by Ralph Horak, seconded by Andy Pruitt to approve the May 3, 2018 meeting minutes. Motion passed unanimously.

**PRESIDENT'S ADDRESS:** Phil Clavel announced that the water will be turned off Tuesday, morning at 9:00 am to change the meter. Welcome to new owners Cindy and John Dietz of 404, Victoria and John Bryant in 701, Carolyn and David Metzger in 802, and Karen and Thomas Lodge in 803. During the summer we give Paul a full list of things to do. He has done a great job. Parking lines were painted during the summer. There was concern of dirt on windowsills. Encourage the process of filling out work orders as Paul is getting many phone calls from owners. Reliance does not allow him going into private units. Phil explained the Fire Safety inspection and listed details that needed to be corrected. The door closers are not working properly and we are working on getting them repaired. Phil went on to explain door issues. We need to follow up on the hot water tanks. We have 5 owners, 902, 903, 401, 203 is going to take care of theirs in January, and 204. The Comcast transition generally went smoothly. The insurance appraisal has been done. Phil explained the denial of ARC request for 703 until Spring 2019.

**TREASURER'S REPORT:** Andy Pruitt reviewed the October Financials. Operating account we have \$73,000 and the reserve account \$183,000. Andy discussed the interest rates on CD and money market accounts. Andy recommended that we put \$183,000 in CD's which would earn \$4500 a year. Gary Keith made a motion to invest up to \$180,000 in 24-month CD (penalty free withdrawal). Andy Pruitt seconded the motion. **Motion** passed unanimously. Discussion followed on what to do with the elevator parts. Andy then discussed the 2019 Budget and the changes that were made for 2019. Andy made a motion that the full 2018 Surplus be transferred into the Reserves. Gary Keith seconded the motion and **motion** passed unanimously. Andy went on to discuss line items that were unexpected expenses. Andy Pruitt made a motion to approve the 2019 Budget as presented. Ralph Horak seconded the motion and **motion** passed unanimously.

### **MASTER ASSOCIATION COMMITTEE REPORTS:**

- a. Landscape -Phil explained that the Master relationship has improved since a year ago. There is a tree missing at the entrance to the elevator. Phil mentioned to the Master that we would like



to see the tree replaced. Andy explained that the Master is going to stay with Artistree for landscaping and we would save money with a three-year contract. Ernie talked to the company and worked out a compromise where we can have a 30-day out. Andy went on to give the landscape report. Discussion followed.

- b. Greenspace – Dick Lombardi said that the Greenscape Committee was established at the last Master meeting and consists of 3 people from each building. The objective is to get a survey put together. I have developed a couple of surveys but they have not moved very far. I am asking the committee to comment on the surveys.
- c. Entrance Upgrade - Andy gave a report on the entrance upgrade which involves all three buildings. We got quotes from two companies and awarded the job to Sunshine Electrical from Nokomis. The amount budgeted has been bumped up. The system will give us true building security. The elevator is still open with our current system. Andy went on to discuss the new system in detail. Phase I is gate entry. Phase II is camera system for campus wide and will be web based. Andy made a motion to approve entrance upgrade proposal by Sunshine Electrical Inc. with everything done possible to eliminate any disruption between January 1 and March 31. Dick Lomdardi seconded the motion. **Motion** passed unanimously.

#### **NEW BUSINESS:**

**Painting** - Phil discussed painting of the building. The catwalks are generally in great shape with the exception of 2<sup>nd</sup> and 5<sup>th</sup> floors. Phil continued to discuss the visit of D&D Painting to look at the catwalks and the building. The good news is that we have a membrane under the paint. He said he would not touch this. He would do it with a project manua from the engineering firm. We need to focus on the lanais. Phil called Karins Engineering to do a walk through and quote a price on the project manual.

**MEMBER COMMENTS:** Jerry questioned renters filling out new application specifically Unit 501. His second question was in regard to the elevator parts that we have. Andy mentioned that we could use them as a write-off in the future. Bea commented on the pest control. The master controls the pest control and they don't come into the units as they previously did. She also commented on the time change and the lights not coordinate with the time change. The lounge chairs are stained. Phil explained that all the lounge chairs will be redone next week and this is a master issue. Dave was please to hear about the walkways. The master is putting in a kayak storage area where the recycle bins are and will be a nice addition. Richard asked about looking back on the cameras since it was internet based. He asked about the \$10,000 for comcast and why we are not cutting mangroves now instead of when everyone goes home. The mangroves is a Master issue. Discussion followed on what residents were doing for cable service.

**SET ANNUAL MEETING DATE:** January 29, 2019 at 9:00 am

**ADJOURNMENT:** 4:00 p.m.

The  
**Waterfront**   
 on Venice Island