

**JETTY VILLAS ASSOCIATION, INC.**

*A Corporation Not –for Profit*

**MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**

**MONDAY, JANUARY 11, 2021**

A *Special Meeting* of the Board of Directors was scheduled to be held at 1:00 PM, via ZOOM.

**Call to Order:** Vice President, Kathy Quigley called the meeting to order at 1:00 PM

**Present:** Kathleen Quigley, Vice President; John Crary, Treasurer; Robert Arrighi, Assistant Treasurer and Johanna Elliott, Secretary with Argus Management represented by Barbara O’Grady. In attendance 7 unit owners, signing into the Zoom along with the attendance of Attorney Mike Cochran.

Quorum Established

Vice President; Kathy Quigley calls meeting to order at 1:05pm. The only item we have today is regarding the re-roofing project, specifically what and how we have to go about this process. Bob Arrighi would you like to elaborate.

Bob Arrighi: We have received the information from Consult Engineering with the bid packages. They have listed 7 different roofing companies to bid on, we can remove some if wanted. January 18<sup>th</sup> will be our onsite pre bid meeting. Timing and the logistics of if and when special assessment will be but we need to get bids to be more accurate, we are currently going off of past proposals.

Mike Cochran: Agrees we can’t send this out until we have an amount received, will have to have a vote (51%) to pass the vote for a special assessment.

John Crary: Currently we have \$180,000 in the account for roofing, I think a possibility is to have this special assessment if 2 payments. Assuming the total replacement cost is \$450,000, will need an extra \$270,000 that would be special assessed between everyone, do one payment in April and the other in May depending on when payments would need to be sent.

Mike Cochran: He recommends that we receive all of the money for assessment at one time. In case some owners end up not paying the second payment and we have already signed into a contract. It would be smart to gather all the funds you need at one time.

Bob Arrighi: So we have our pre bid meeting 1/18/20 next will have contractors bids by 2/15/2021 and Bid Tabulation Sheet-Consult Engineering is due 2/22/2021 and by 02/25/21 we will start sending out notices for the special meeting for special assessment.

**Next Board Meeting:** Thursday, January 28th, 2021 at 9:00 AM, to be conducted by Zoom

*With no further business coming before the Board, a motion was made by John Crary and seconded by Johanna Elliott to adjourn the meeting at 1:37pm.*

Submitted by:

*Barbara O’Grady*

Barbara O’Grady, LCAM

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.