

JETTY VILLAS ASSOCIATION, INC.
A Corporation Not –for Profit
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
THURSDAY, MARCH 25, 2021

A *Regular Meeting* of the Board of Directors was scheduled to be held at 9:00 AM, via ZOOM.

Call to Order: Kathleen Quigley called the meeting to order at 9:08 AM

Present: Kathleen Quigley, Vice President; John Crary, Treasurer; and Robert Arrighi, Assistant Treasurer with Argus Management represented by Randy Davidson and Barbara O’Grady. Unit owners were signed into Zoom.

Quorum Established

Minutes of the Board Meetings February 25, 2021; *A motion was made by John Crary to accept the Board Minutes as presented. The motion was seconded by Robert Arrighi. The motion was put to a vote:*

Yea (3): K. Quigley; J. Crary; R. Arrighi
Nay (0):

Motion Carried

Review and Accept Financial Report: J. Crary; We are 10 months through the fiscal year and continue to underspend approximately \$20,000. Overspending has occurred in some line items such as, pool repairs, and pool chemical testing, but everything else is in line.

Review and Acceptance of Financial Report: *A motion was made by Robert Arrighi to accept the Financial Report as presented. The motion was seconded by John Crary. The motion was put to a vote:*

Yea (3): K. Quigley; J. Crary; R. Arrighi
Nay (0):

Motion Carried

Manager’s Report:

Mike Douglas Plumbing finished walkway drain at 28, \$4500 invoiced, need to paint.

Marchbank resigning at the end of April 2021. Vargas Landscaping clarified their trimming plans on the contract to state “as needed so that no plant life will be harmed or damaged”.

A motion was made by John Crary to accept the Vargas Landscaping proposal. The motion was seconded by Robert Arrighi.. The motion was put to a vote:

Yea (3): K. Quigley; J. Crary; R. Arrighi
Nay (0):

Motion Carried

February 26, received a call from Unit 37 regarding a plumbing problem. Mike Douglas performed the repair found under Unit 37’s kitchen area which the Association views as owner responsibility.

March 4, City of Venice Fire Department concluded the annual inspection. Plants blocking fire extinguishers, extinguisher stickers fading and one missed inspection of the laundry extinguisher were violations to be fixed.

Full Circle addressed four leaking hose bibs. They have been working on the irrigation system. Working with Full Circle to come up with a way to identify and repair pool chairs in a more timely manner.

Received a request from Unit 11 to replace the wood supporting the clerestory windows.

COMMITTEE REPORT

ARC Update:

K. Quigley; Invited volunteers to join Debbie and Molly on the ARC committee. ARC committee reviewed an ARC from Unit 23. It is the committee's recommendation that the Board allow the owner to mail their alteration request to all owners since it will require approval of at least two-thirds of the total voting interest.

A motion was made by John Crary to allow Unit 23 send their ARC to all owners. The motion was seconded by Robert Arrighi.. The motion was put to a vote:

Yea (3): K. Quigley; J. Crary; R. Arrighi

Nay (0):

Motion Carried

Landscape Update: K. Quigley thanked Adele Bowman for her many years of dedicated service and asked for volunteers to join Sandy.

UNFINISHED BUSINESS:

Roofing Project:

R. Arrighi; Bob reminded everyone of the April 7 special board meeting followed by the special assessment meeting. If all goes as expected, construction could start as early as this June.

NEW BUSINESS:

A motion was made by John Crary to hold the 2021 Jetty Villas Annual Membership meeting Thursday, June 10 by Zoom.com. The motion was seconded by Robert Arrighi.. The motion was put to a vote:

Yea (3): K. Quigley; J. Crary; R. Arrighi

Nay (0):

Motion Carried

Next Board Meeting: Thursday, April 22nd, 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 Robert Arrighi to adjourn the meeting at 9:37 AM.

Submitted by:

RANDY DAVIDSON

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.