

**JETTY VILLAS ASSOCIATION, INC.**

*A Corporation Not –for Profit*

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, June 24, 2021**

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

**Call to Order:** Charlie Alfano called the meeting to order at 9:04 AM

**Present:** Charlie Alfano, President; Robert Arrighi, Vice President; John Crary, Treasurer and Kenneth Wright, Director. Randy Davidson represented Argus Management. 9 unit owners attended the meeting via Zoom.com.

**Quorum Established**

**Minutes of the Board Meetings April 22, 2021; A motion was made by John Crary to accept the Minutes as presented. The motion was seconded by Robert Arrighi. The motion was put to a vote:**

*Yea (4): C. Alfano; J. Crary; R. Arrighi; K. Wright*

*Nay (0)*

*Motion Carried*

**Review and Accept Financial Report:** No report.

**Manager's Report:**

Vargas Landscaping is in their second month of the contract. During their first week, there was an issue involving the condo adjacent to our south parking area. An accumulation of leaves along the south walkway were accidentally blown below onto our neighbors' parking lot. Vargas did correct the problem.

Southwest Pools was replaced by Grande Choice Pools on May 3, 2021. SWP was given a 30 day notice but selected to stop service after their May 3<sup>rd</sup> pool cleaning. Grande Choice started on Friday, May 7<sup>th</sup>. Since the last regular Board meeting, Southwest repaired the pool ladder and Grande Choice repaired the pool light. Grande Choice stated that the screws for the light housing were stripped in one location and would require wedges in that area if the light/housing were to break again.

Charlie Alfano complained about the condition of the pool renovation contracted in 2017. Better Pools and Spas out of Port Charlotte did the work, they are under new ownership and the items Charlie disapproved are no longer covered under warranty.

Robert Arrighii, leading the roof replacement efforts, requested trees and plants be removed from tile roofs, flat roofs and scuppers. A quote from Vargas for \$1500 and a quote from Arbor X for \$1725 require a Board vote to choose. **A motion was made by John Crary to accept the \$1500 Vargas quote, motion was seconded by Kenneth Wright. The motion was put to a vote:**

*Yea (4): C. Alfano; J. Crary; R. Arrighi; K. Wright*

*Nay (0)*

*Motion Carried*

Motor on the fountain pump went down again. It was installed October of 2020, cost \$143 and would need to be taken to Port Charlotte to inquire about a warranty replacement. Grande Choice was asked to quote a new pump/motor assembly, impeller and plug in cord. The quote is \$861.38 and has a three

year parts and labor warranty. *John Crary made a motion to approve the Grande Choice pump quote for \$861.38. The motion was seconded by Kenneth Wright. The motion was put to a vote:*

*Yea (4): C. Alfano; J. Crary; R. Arrighi; K. Wright*

*Nay (0)*

*Motion Carried*

#### **COMMITTEE REPORT:**

**Landscape update:** Ken Wright was joining Molly Bartlett on a landscape walk. Ken also introduced an idea addressing the south walkway fence which is in need of repair.

#### **NEW BUSINESS:**

Legal Opinion letter from Michael Cochran, Esq. as to a review of the Jetty Villas Declaration of Condominium in an effort to provide the Board of Directors more definitive guidance as it relates to the maintenance responsibility of the Unit Owners and the Association. Board and Attorney discussed the further review, possibly a complete rewrite of Section 6.3. After a review of the letter:

Charlie Alfano referred to a reimbursement request from Unit Owner 5 for \$3,376.00 While replacing windows and sliding glass doors, it was discovered that the original lintel over the sliding doors had to be replaced. **Robert Arrighi moved to reimburse Unit 5 Owner \$3376.00 for the lintel without precedent being established. Legal counsel will provide further guidance for future maintenance issues to be considered by the Board. Kenneth Wright seconded the motion. The motion was put to a vote:**

*Yea (3): C. Alfano; R. Arrighi; K. Wright*

*Nay (1): J. Crary*

*Motion Carried*

Same legal opinion letter discussed Unit Owner 11 request to replace a broken clerestory window. After discussion, **John Crary moved that the Association replace the broken window with no tinting and that the Owner remove tinting, if possible, on the other two remaining windows so as to not cause further damage. Ken Wright seconded the motion. The motion was put to a vote:**

*Yea (3): C. Alfano; J. Crary; K. Wright*

*Nay (1): R. Arrighi*

*Motion Carried*

Same legal opinion letter discussed Unit Owner 37 to reimburse Mike Douglas Plumbing bill for \$5000. This item has been tabled for further attorney review.

Unit 4 ARC submitted February 2021 needs to be reinstated. Adding a washer and dryer to the inside of his Unit will require an ARC since vents through the new tile roof will be necessary. Having a licensed contractor for electrical and plumbing work on said washer and dryer installation is important.

Unit 26 ARC to remove spiral staircase is under attorney review. The staircase may be attached to a common wall which would require membership 2/3 approval.

Unit 25 ARC was reviewed by the ARC Committee and given to the Board. All members of the Board agreed to accept Unit 25 ARC as written.

Review Full Circle cleaning and maintenance duties, possibly increasing the weekly maintenance hours. No change at this time.

Kathy Quigley reported that the new Jetty Villas Owner Directory will be available sometime September 2021. Board agreed to purchase 100 copies for \$265 from the Venice Print Center.

ARC Unit 22 Board ratified their earlier decision to approve.

Owner Judy Cross, Unit 2 shared concerns that the ARC approval of Unit 23 ARC during the March 25, 2021 Board of Directors meeting. Charles Alfano agreed to review her concerns and Correct if necessary.

### **UNFINISHED BUSINESS**

**Roofing Project:** Robert Arrighi announced an onsite meeting with Mike Manning Roofing for Thursday, July 1, 2021 at 9:00 am.

**Next Board Meeting:** Thursday, July 23, 2021 at 9:00 am by Zoom.com

*With no further business coming before the Board, a motion was made by John Crary and seconded by Kenneth Wright to adjourn the meeting at 12:00 PM.*

**Submitted by:**

***Randy Davidson***

**Argus Management of Venice, Inc.**

**Management Agent for Jetty Villas Association, Inc.**