

JETTY VILLAS ASSOCIATION, INC.
A Corporation Not –for Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
Thursday, August 26, 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 9:02 AM

Present: Charlie Alfano, President; Robert Arrighi, Vice President; John Crary, Treasurer; Johanna Elliott, Secretary. Additionally Randy Davidson, Gail Furseth and Barbara O’Grady represented Argus Management. 8 unit owners attended the meeting via Zoom.com.

Quorum Established

President Alfano reported that he has received and accepted the resignation of Director Wright creating an open position on the Board.

Minutes of the Board Meetings July 29, 2021; *A motion was made by Johanna Elliot to accept the minutes as presented. The motion was seconded by John Crary. The motion was put to a vote:*

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

Nay (0)

Motion Carried

Review and Accept Financial Report: John Crary reported the July 31, 2021 financials were in good shape with Net Income slightly ahead of budget with no outstanding assessments. Legal/Professional Engineering are over budget due to the roof project. *A motion was made by Robert Arrighi to accept the July 31, 2021 Financial Report. The motion was seconded by Johanna Elliot. The motion was put to a vote:*

Yea (4): C. Alfano; J. Crary; R. Arrighi; J. Elliott

Nay (0)

Motion Carried

Manager’s Report:

Argus was to assure Mike Manning Roofing had access to each condo for a ceiling inspection. We were able to try keys and contact owners if a key was not available. September 2nd at 10:00 am will be emailed to all owners for the ceiling inspection. An Argus and Mike Manning employee will work as a team in each condo.

Bushwacker will trim the Palms and Sea Grapes on Friday, August 28th.

Mike Manning Roofing will start the setup for the roof replacement project on Tuesday, September 7th.

Still working with Full Circle on a report of weekly completions. Maintenance person is leaving a list of his completions in our shed. Full Circle did change their Tuesday-Thursday cleaning to Tuesday-Friday to assure they can clean the dumpsters each week. There was an incident Tuesday, September 25th when they did not clean the dumpster.

COMMITTEE REPORT:

Landscape update: Nothing at this time

ARC Update: No new applications

NEW BUSINESS:

Laundry room A/C needs to be looked at. Gail will have Handyman onsite take a look.

UNFINISHED BUSINESS:

Roofing Project: Walk through of units for Ceiling inspection starting at 10 am on September 2nd. Roofing contractor to start set up for tear off on first full week in September. Roof tiles to arrive late September.

Charlie Alfano asked Argus to obtain a written monthly report from Full Circle.

ARC Update Unit #37. An email was sent to the Board back in February regarding this. Randy will re-send. Randy will also reach out to Mike Douglas plumbing to get a proposal for replacing all vertical pipes. Argus asked board for a procedure for addressing these types of plumbing issues with members. Director Crary offered to draft. Unit #4 Adding a washer/dryer to unit. Member only needs to submit ARC if he with need to vent through the roof and members electrician must evaluate amperage available in unit. Unit #26 withdrew their application.

Director Crary thanked Randy Davidson for his service on behalf of the association.

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

With no further business coming before the Board, a motion was made by Director Crary and seconded by Director Arrighi to adjourn the meeting at 10:00 AM.

Submitted by:

Gail Furseth

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.