

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

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
Thursday, September 23, 2021

A *Regular Meeting* of the Board of Directors was scheduled to be held at 9:00 AM, at the office of Argus Management of Venice, 1062 E. Venice Ave, Venice, FL 34285 and via Zoom Meetings.

Call to Order: Charlie Alfano called the meeting to order at 9:05 AM

Present: Charlie Alfano, President; Robert Arrighi, Vice President; John Crary, Treasurer; Johanna Elliott, Secretary. Additionally Gail Furseth represented Argus Management. 4 unit owners attended the meeting via Zoom.com.

Quorum Established

Minutes of the Board Meetings August 26, 2021; *A motion was made by Director Crary to accept the minutes as presented. The motion was seconded by Director Arrighi. 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: Director Crary reported we are 4 months into our fiscal year as of August 31st. Minimal accounts outstanding and the funds have been collected for the roof replacement. Legal/Professional Engineering are over budget \$7K due to the roof project and perhaps these fees should be applied to the roof reserves rather than operating costs. *A motion was made by Director Arrighi to accept the August 31st, 2021 Financial Report. The motion was seconded by Director 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:

1. Unit 8 reported a flat roof leak. After Mastercraft inspected, the owner stated no leak was found.
2. Bushwacker completed the Palm tree and Sea Grape trimming on August 27th.
3. Argus and Mike Manning Roofing completed the inside ceiling inspection of all Jetty Villas condos.
4. Met with Owner of Unit 23 who reported that cracked stucco in two different areas could be a source of inside water intrusion. Noted signs of possible water intrusion and cracked stucco.



5. Met with owner of Unit 18 to look at broken light fixture.



6. Met with Ed of Full Circle Cleaning to discuss Maintenance issues and showed him Unit #18 light fixture to repair. Additionally had him repair reported car wash hose not working.
7. Did a walk through the community with potential new cleaning vendor, Jan Pro
8. Worked with Pool Vendor to fix break in pit pipe.
9. Reached out to Mike Douglas for plumbing proposal. Need additional specs.
10. Organized Zoom meeting with Director Arrighi, Consult Engineering, Mike Manning Roofing and Argus. These meetings will be held bi weekly until roofing is completed.
11. Emailed membership Agenda for upcoming meeting.
12. Processed buyer application for Unit #26 and ensured door color was in compliance.

13. Notified by member of a broken parking lot stopper near the car wash station. It would probably be more cost effective to replace with composite which can be sourced for less than a \$100 and installed by our maint. personnel.



Sample of composite stopper

Director Alfano suggested we order a composite stopper to replace the broken one and see how they hold up. He also asked Gail with Argus to reach out to the vendor at unit #23 to confirm moisture penetration in unit when he removed drywall. Additionally, Director Alfano asked management to source replacement lighting from Kreissle Forge in Sarasota.

COMMITTEE REPORT:

Landscape update: Nothing at this time

ARC Update: No new applications

NEW BUSINESS:

Director Crary brought to the attention of the BOD the need for an updated appraisal and wind mitigation once the roofing project is complete. He has an estimate for this work from Prestar Services for \$2,178.19 who did the last appraisal in 2018 (Appraisals need to be renewed every 3

years). He asked management to send the Prestar Services proposal to all the Directors for their review.

Full Circle Cleaning Replacement: Management has received a quote from Jan-Pro and sent to the Directors. Director Alfano has also reached out to the previous vendor for an updated proposal for cleaning services. The Board would like to keep Full Circle's Maintenance Person once a week.

Sale of Unit #26: *A motion was made by Director Crary to approve the sale of unit #26. The motion was seconded by Director Arrighi. The motion was put to a vote:*

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

Nay (0)

Motion Carried

UNFINISHED BUSINESS:

Roofing Project: Director Alfano thanked Director Arrighi for his efforts in this project. Director Arrighi reported that the tear off has begun and the roof tiles should be arriving soon. There will be a crane on site to place some of the tiles on roofs that are not readily accessible. Director Arrighi, Management, Mike Manning Roofing and Consult Engineering will meet on a regular basis to discuss roof progress.

Next Board Meeting: Thursday, October 28, 2021 at 9:00 am at Argus Management and Zoom.com

With no further business coming before the Board, a motion was made by Director Crary and seconded by Director Elliot to adjourn the meeting at 9:49 AM.

Submitted by:

Gail Furseth

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.