

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not –for Profit

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
Thursday, November 18, 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: Director 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. 3 unit owners attended the meeting.

Quorum Established

Minutes of the Board Meetings October 18, 2021; *A motion was made by Director Elliot 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 the association is 6 months into the fiscal year as of October 31st and we are in a positive position with being under budget \$6K. Director Crary instructed Argus Management to adjust financials as approximately \$7-\$8k should be roof reserves not operating expenses. *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:

Attend weekly meetings with Director Arrighi, Consult Engineering, Mike Manning Roofing. These meetings will now be held weekly until roofing is completed.

Working with Ed our Maintenance man on various projects including: Power washing, keeping the fountain clean, cleaning out the dumpsters, checking irrigation and adjusting if necessary, spot spraying of weeds, checking lights, picking up debris.

Responded to Unit #2 plumbing issues with Mike Douglas Plumbing.

Responded to "foul" smell reported near unit Unit #6, had Ed remove

Alerted members to the fact a crane may be onsite for the roofing project for a few days.

COMMITTEE REPORT:

Landscape update: Nothing at this time

ARC Update: Unit #26 is replacing pavers on patio, no ARC is needed.

NEW BUSINESS: Discussion on recent plumbing issues. It appears this is a combination of owner and association responsibility. Vendor charged \$1150 to diagnose and resolve the issue. Owner agreed to pay \$600 of the cost and the association will cover the other \$550. Aging pipe infrastructure will be addressed by Board in upcoming meetings and members needed to be cognoscente of what is being flushed down the toilets.

UNFINISHED BUSINESS:

Roofing Project: Director Arrighi reported that he continues to meet weekly with Mike Manning Roofing, Consult Engineering and Argus of Venice. To date, 12 units are 100 % complete, 2 Units have been called in for final inspection, 6 are in process of being inspected and 2 units still need tear off and 4 units, tear off was completed yesterday. Roof vendor has submitted for his second payment. Directors agreed that the extra expense for any change order should be absorbed by roof vendor.

Draft of Policy & Procedures for Plumbing Issues: Given the recent issues with a units plumbing we should send out a draft of this to members. Director Clary will send a “visual reference” to be incorporated into policy to Gail at Argus as well as review his draft for any errors.

Insurance: Director Crary reported that now that we have an updated appraisal, the values have increased and therefore so has the association’s insurance costs. The property policy has gone up \$6K and additional insurances have been added.

Member asked about appointing another Director to the Board. President Alfano said that with all that is going on they will wait until the election/annual meeting to add another Board Member.

Next Board Meeting: Thursday, December 16 at 9:00 am at Argus Management and Zoom.com (this meeting was then canceled due to the Holidays).

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 9:45 AM.

Submitted by:

Gail Furseth

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.