

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

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
Thursday, January 27, 2022

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 9:04 AM

Present: Charlie Alfano, President; Robert Arrighi, Vice President; John Crary, Treasurer; Johanna Elliott, Secretary. Additionally, Gail Furseth represented Argus Management. 7 members attended the meeting.

Quorum Established

Minutes of the Board Meetings November 18, 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 the association is \$7,300 in the red in operational expenses due to the fact some of the roofing project, legal and consulting have been misapplied and should have come out of roof reserves. We should be very close to budget at our year end. *A motion was made by Director Arrighi to accept the January, 2022 Financial Report once the reconciliations that were discussed are made. 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:

Reached out to Bryan Stucco (recommended by Venice Kitchen and Baths) to get a quote for stucco repairs needed. Some repairs were obvious, and others were uncovered during the re-roofing process. Walked property with vendor.

Worked with pool vendor to get pool light repaired.

Reached out to Vargas Landscaping to set up meeting next month to walk the property and get a proposal for tearing out dead plantings/bushes and replacing. Will work with the landscape committee on this.

Working with Reliance on their responsibilities at JV. Asked them to start cleaning out gutters.

Sourced sidewalk paint for Handyman to paint sidewalks. Utterly beige. WRONG COLOR, please advise.

Working with Director Arrighi on a “punch list” of items that we have noticed in regard to the re-roofing process.

Processed rental applications and updated website with approved renters.

Reached out to Siesta Décor and Painting for a proposal to repaint the new stucco work.

Discussed condition of pool furniture with several JV members.

Arranged to have yearly inspection on Fire Extinguishers on property and replace broken doors on holders.

Unit #35 owner reported that a hammer fell from the roofing vendor onto their lanai and damaged wood.

Set up meeting with Mastercraft Roofing to inspect flat roofs after roof tile replacement.

COMMITTEE REPORT:

Landscape update: Sandy and Adele will work on a plan for the dead plantings around the community and submit to the board.

ARC Update: Nothing at this time

NEW BUSINESS: Director Alfano reported that Bryant Stucco has been doing a good job repairing stucco that was in need of repair due to the roof project and other areas that were cracked including Unit #25, Unit #40, Unit #10 and Unit #14. He would also like to meet with Siesta Paint and Décor to get a proposal for painting the entire complex. Part of a repaint process would include pressure washing the buildings and sidewalks. He reminded members that any hooks or rings should not be attached to the stucco work as this will cause problems in the future. Director Alfano also discussed the cast iron pipes that are failing and would like proposals from Mike Douglass Plumbing and Gem Plumbing for re-piping or re-sleeving the entire complex. Director Crary reported that this is likely come at a great cost to the association and would like an engineering firm involved as with the roof project. Director Alfano stated that he was un-impressed with the engineering firm, Consult Engineering, in their handling of the roof project but will reach out to other engineers who may specialize in sanitary waste lines.

UNFINISHED BUSINESS:

Pool Furniture: Director Elliot has obtained a proposal from A&K Enterprises for re strapping some of the pool furniture and replacing some broken tables in the amount of \$1,285.44.

A motion was made by Director Crary to approve this proposal. The motion was seconded by Director Arrighi. The motion was put to a vote:

Yea (4): C. Alfano; J. Crary; R. Arrighi; J. Elliott
Nay (0)

Motion Carried

Concession Stand: There was some discussion about the concession stand applying for a permit to sell beer and wine. It was presented to the parks and recreation board, but it still needs to be approved by the city council. Directors asked member to express their concerns to the city council about allowing this.

Roof Project: Director Arrighi reported that we are in good shape and working our way through a ‘punch list’ of small items that the roof vendor still needs to address.

Next Board Meeting: Thursday, February 24 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 Arrighi to adjourn the meeting at 10:27 AM.

Submitted by:

Gail Furseth

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.