

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not –for Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Thursday, February 24, 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 9:03 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 via Zoom.

Quorum Established

Minutes of the Board Meetings January 27, 2022; *A motion was made by Director Crary to accept the minutes as presented. The motion was seconded by Director Elliott. 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 as of January 31st is 9 months into the fiscal year. We are \$14,400 in the red, some of this is due to some roof costs coming out of operations that should be coming from the roof reserves and we are overbudget on the maintenance man and building repairs. *A motion was made by Director Arrighi to accept the January, 2022 Financial Report. The motion was seconded by Director Elliott. The motion was put to a vote:*

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

Nay (0)

Motion Carried

Manager's Report:

Conducted interior pest control for those units that requested services.

Inspected unit #20 for ceiling cracks due to roofing project. Also notated that they have windows in need of repairs.

Met with Mastercraft roofing for units #1 flat roof and drip edge on unit #7 that was damaged by roof vendor.

Sourced new vendor for decorative gutter installation for the scupper coming off the flat roof of #26. Have proposal for \$400.

Have had several vendors look at the entryway roof of unit #22 to see if they could replace the rotted wood. Have two proposals for the Boards review.

Had handyman repair leaking outside faucet at unit #19

Working with Vargas and Landscape Committee on replacing dead/dying bushes.

Had handyman replace exterior light bulbs in unit #39

COMMITTEE REPORT:

Landscape update: Sandy, Adele and Allison along with Vargas completed some landscape projects which included: dead or dying hawthorns by units 18 and 23 were replaced by 18 dwarf pitch apples. The estimated cost for this project was \$1,700.00, actual cost was \$1,567.18.

ARC Update: Nothing at this time

NEW BUSINESS:

Cast Iron Piping: Director Alfano reported on the community's sanitary waste system and the fact that the iron piping is in need of replacing or re-sleeving. There are a number of companies that do this including Mike Douglass Plumbing and GEM, both of which have recently worked on a couple of individual units. He will meet with both companies to get an idea of costs but predicts this could come at a cost of \$8K per unit and we may need to have a special assessment to cover the costs as there is currently no reserve line item for this. Director Crary volunteered to speak to the city engineer as well as the associations insurance agent for insight on such a project. Director Crary also said these cast iron pipes have been in the soil for 45 plus years and they become rough/rusty and begin to fail, that is why there is urgency with this project.

Unit #40 Railing Request: Director Alfano reported that the original manufacturer of the railings and light fixtures, Kreissel Forge, has gone out of business. He will research other vendors who may be able to manufacturer products similar to the existing railings in the community. The new railing needs to be similar in construction and will be at the cost of the unit owner.

Unit #26 Gutter Installation: Proposal received from GutterTown to install "decorative" collector box and downspout off the flat roof scupper for \$400.

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

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

Nay (0)

Unit #22 Walkway Roof Repair: Proposal received from Gammel Construction and will have another proposal from Godfrey for the Boards review.

Unit #25 Water Shute Off Valve: Member reported that this is frozen and needs repair/replacement. Directors Alfano and Arrighi will take a look at it to determine if a plumber is needed.

Parking Spaces: Director Alfano commented on the limited number of parking spaces the association has and that perhaps some of the renters and visitors are not using the correct parking spaces. Currently there is minimal language in the rules regarding this and perhaps we need to revisit as a Board and further define where members and their guests are to park.

UNFINISHED BUSINESS:

Irrigation: Still working with Victor with Maintenance Unlimited on getting a proposal to update the system so that it does not cause stress on the well's pump and all the zones work properly.

Pool Furniture: Director Elliott reported that the new and refurbished pool furniture will be delivered on March 26th. With the donations collected, there is a surplus of funds she will use to re-furbish the remaining pool furniture.

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, March 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 10:45 AM.

Submitted by:

Gail Furseth

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.