

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

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
Thursday, March 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 Arrighi called the meeting to order at 9:02 AM

Present: Robert Arrighi, Vice President; John Crary, Treasurer; Johanna Elliott, Secretary. President Alfano was excused. Additionally, Gail Furseth represented Argus Management. 8 members attended the meeting via Zoom.

Quorum Established

Minutes of the Board Meetings February 24, 2022; Tabled until minutes can be resent to Directors for review.

Review Financial Report: Director Crary reported there is no real change to the association's finances other than a little over budget due to maintenance work.

Manager's Report:

- Requested proposals for the repair of walk way overhang at unit #22 from several vendors
- Requested turf repair estimate from landscape vendor due to roofers destroying the grass
- Reported water main shut off valve from unit #25, do we need a plumber?
- Updated JV website with approved minutes and updated wind mitigation forms
- Unit 2 reported that her satellite dish was removed by roofers.
- Called the city of Venice to request recycling pickup
- Unit 19 reported broken sprinkler head
- Pool heater reported broken. Contacted pool repair company.
- Getting contacted by Consult Engineering due to overdue invoices related to roofing project.
- Contacted Landscape Vendor to trim back large tree overhanging patio at unit 16
- Assisted Realtor with information for the sale of unit #34
- Member reported that the new wind mitigation forms due not indicate roof to wall attachment. Contacted inspector (Prestar) who prepared these.
- Unit #26 Gutter install completed
- Lots of questions about the ability to put a hot tub on the Lanai of unit #34. Directed them to the city of Venice Building Department.
- Continue to work with handman with lights throughout the community.
- Discussed railing install with Unit #40

- Received report from Unit #19 that their front door is warping/rusting
- Prepared and mailed First Notice of Annual Meeting.

COMMITTEE REPORT:

Landscape update: Nothing at this time.

ARC Update: Nothing at this time.

NEW BUSINESS:

Interviewing New Management Companies: Director Crary reported that Director Alfano has reached out to 4 different companies and interviewed 1 to replace Argus Management of Venice. Director Crary reported that we currently spend \$8,500 per year for Management. The 4 companies are: Sunstate, Pinnacle, Keys Coldwell and Lighthouse Management. The Directors would like to get at least 3 proposals.

Review Budget for 2022-2023: Director Crary has been working on the upcoming budget. He is taking a hard look at reserves because of the need to have the Sanitary pipes throughout the association sleeved and/or replaced. He has increased the contribution to that reserve. Director Crary also reported he has been in contact with engineers to start to prepare specifications for this capital improvement. He indicated that they would probably start with the 2-inch lines from the home to the laterals. He explained that there are currently 5 reserve accounts; Roofs (flat & tile), Waterproofing/Painting, Parking Lots, Buildings & Grounds (this is where the monies for the piping project would come from) and Pool. Last year the members contribution to reserves was \$68,000 this year he predicts a contribution of \$73,674. When it comes to the operating budget, he reported that we have inflation, so we need to increase many line items with the largest increase due to rising insurance costs. Other noted areas of increase is to Maintenance and Management Fees. Director Crary reported that last years budget was \$378K and is recommending a budget of \$433K

A motion was made by Director Crary to approve sending the draft budget to members. The motion was seconded by Director Arrighi. The motion was put to a vote:

Yea (3): J. Crary; R. Arrighi; J. Elliott

Nay (0)

Motion Carried

Full Time Maintenance Person: Director Arrighi suggested that the association employ a single person to perform the maintenance tasks of the community as well as oversee our various vendors. He indicated that he knows of a few people that may be a good fit. He would like to create a job description for this position. Director Crary reported that there is currently \$29,500 for this line item in the budget draft so more than likely this would be a part time position.

UNFINISHED BUSINESS:

Gem Plumbing Meeting: Director Alfano met with this vendor on 2/22/22 and can report at the next meeting. Director Crary contacted 4 engineering firms that may be able to assist the Board with this project. (Delta, Shane, Forge and Karino Engineering)

Irrigation: There has been no response with regards to the irrigation system proposal from this vendor.

Review Reliance/Full Circle: At this time, we need their services.

Unit #40 Railing Request: Gail reported that she has had conversations with the owner noting that the handrail will need to look like the other in the community and that the cost is at the owner's expense. Owner will submit photos prior to installation.

Rebuild of Roof Over Walkway to unit #22: Two bids were received. One is just for fixing the rotted wood and rebuilding. The second bid is all inclusive and includes the rebuild as well as the re-roofing, stucco and paint work that will need to be done.

A motion was made by Director Crary to approve the proposal that was all inclusive in the amount of \$5,964.70. The motion was seconded by Director Elliott. The motion was put to a vote:

Yea (3): J. Crary; R. Arrighi; J. Elliott

Nay (0)

Motion Carried

Outstanding Invoices with MM Roofing and Consult Engineering: Director Arrighi reported that he will be having another meeting with both vendors to review the outstanding invoices. Gail with Argus will reach out to M-pros to get a quote for the ceiling repair in unit #20 due to roofing project.

Pool Furniture: Director Elliott reported that the new and refurbished pool furniture will be delivered on April 13th and at that time the vendor will pick up remaining furniture that needs repair.

#37 Drain Issue: Directors re-iterated the fact that they will not re-imburse owners for repairs after the fact but that owners need to reach out to a board member or management if they are having issues.

Alternation of Drainage System Unit #26: Gail with Argus reported this work has been completed to the satisfaction of the member.

Member Comments: Sue Moore asked about the pool post that was damaged. Gail will discuss with the handyman.

Next Board Meeting: Will be the special member meeting to approve 2022-2023 budget and BOD meeting immediately following. Thursday, April 28 at 9:00 am at Argus Management and Zoom.com

With no further business coming before the Board, a motion was made by Director Arrighi and seconded by Director Elliott to adjourn the meeting at 10:29 AM.

Submitted by:

Gail Furseth

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.