

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

THURSDAY, JUNE 23, 2022

A Regular Meeting of the Board of Directors was scheduled to be held at 9:00 am, at the office of Sunstate Management Group at 228 Ponce de Leon, Venice, FL 34285 and via Zoom Meeting.

Call to Order: President Arrighi Called the meeting to order at 9:05 am

Present: Robert Arrighi, President; John Crary, Treasurer, Johanna Elliott, Secretary and Liz Comrack, Director. Larry Roberts was absent. Lynn Lakel represented Sunstate Management. 12 members attended via Zoom and 3 members in person.

Quorum Established:

Minutes of Board Meeting February 24, 2022: Josie Elliott made a motion to approve the minutes as presented. Liz Comrack seconded and motion passed unanimously.

Minutes of Board Meeting March 24, 2022: Josie Elliott made a motion to approve the minutes as presented. John Crary seconded and motion passed unanimously.

Review Financial Report: No report as still waiting for financial turnover from Argus of Venice.

Manager's Report: Lynn reported that all board members would be getting email addresses from Sunstate, the website is tentatively scheduled to be up and running shortly after July 5. Lynn has been to Argus for the last three weeks asking for turnover financials but have not received. Association documents and boxes along with keys has been received.

Committee Report:

Landscape update: Nothing to report

ARC update: Kathy Quigley discussion of ARC requests - I have in the past handled ARC requests with different committee members, and due to changing schedules, travel, etc. find it would be much more expeditious for ARC requests to go directly to the property manager for review and if the form is filled out correctly, then submitted to the JV Board for approval/review.

Unfinished Business:

Pool and Fountain – Nothing to report

Pool Tables & Chairs – Josie reported she spent \$1285.44 for a total of \$3538.22 for 2 new side tables, 2 umbrellas, 19 chairs (new or refurbished) and 10 lounge chairs. She has proposal to do

4 lounge chairs and one table base. John Crary motioned to accept A&K Enterprise proposal of \$721.01 to complete table project. Liz Comrack second and motion passed unanimously. It was mentioned that a table on the grass was broken but consensus is it can be fixed.

Sprinklers – Repairs and ongoing maintenance: Vendor did not come back. Board requested to get quote for inspection and recommendation to bring system up to par and for regular maintenance. There was discussion of too much salt in the system. This a concern.

Piping and sewer lines: There was discussion on methods of re-piping. We will contact PRS for a quote to do underground sewer and pipe inspections. Kathy Quigley mentioned of engineer for underground sewer pipe work - would it be possible to work this backward, i.e. inquire if a company such as PRS has worked successfully with a particular engineer consulting firm?

New Business:

Pool Accident – Reported to insurance company and they are doing the investigation.

Insurance: John Crary reported we have 5 policies all due at different times. The broker is Insurance Services of Sarasota.

M PRO proposal for Unit #3: Josie made a motion to approve the proposal to repair Unit #3. Liz Comrack seconded and motion passed unanimously.

Rental Unit 30: Approved

Any Other Issues to Come Before the Board:

Unit 40 Railing: Send notice to cease until ARC form submitted and approved.

Bryant Stucco – make arrangements to do inspection prior to painting.

Set Meeting with Chris from Reliance:

Owner Input: None

Schedule Next Board Meeting: September 22, 2022 9 AM

Adjournment: 10:30 am