

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

THURSDAY, SEPTEMBER 22, 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/Quorum Established: Robert Arrighi, President; Larry Roberts, Vice President and. John Crary, Treasurer and Liz Comrack, Director via zoom. Johanna Elliott, Secretary was absent. Lynn Lakel represented Sunstate Management. 8 members attended via Zoom and 1 member in person.

Minutes of Board Meeting August 19, 2022: John Crary made a motion to approve the minutes as presented. Liz Comrack seconded and motion passed unanimously.

Review Financial Report: John Crary reported financials are where they should be for this time of year. John mentioned that the water rates are going up. It possibly could be due to refilling the pool. Larry discussed insurance renewals for property that are coming due. Larry made a motion to accept the August 31, 2022 financial report. Liz seconded and motion passed unanimously.

Manager's Report: Lynn reported that all board members got email addresses from Sunstate but some are still not up and running. She will check with IT Support. She announced that the website is up and running but does not have an Owners' Only section. Financials are public record for all to see. We can do a short version that is only the first 5 pages and does not include personal information. The full set of financials could be put in a board only or owner's only section. Lynn furnished to the board the county rules for the standing shower and Reliance should have it installed by next week. The got a quote from Mastercraft for roof leak at unit 15 and filed a claim with GAF. GAF gave the work order to Mastercraft and work is schedule for October 3. Grande Pools is going to treat pool for black algae on September 29 and pool will reopen on September 30. Financials were furnished to the board on September 21. Larry made a motion to accept the Managers Report. Liz seconded the motion and motion carried.

Committee Members:

Building & Grounds: Bob Arrighi and Larry Roberts

Landscape update: Josie Elliott, Sandy Bocz and Adele Bowen

Pool: John Crary

Social: Liz Comrack and Josie Elliott

Safety: Charles Alfano and Kathy Quigley

Legal Compliance/Insurance: Bob Arrighi, John Crary and Larry Roberts

Committee Reports:

Landscape: Sandy Bocz reported working on plan for year-end for south parking lot and unit #1.
Molly will do a review with Forrest Heckler from Sarasota County.

Unfinished Business:

Palm Trimming/Booting – Completed by Bushwacker

Railing Request Update – Bob Arrighi reported that he has been in contact with _____ and received a quote of \$6450 for 4 places (#32 and #40 will be owner responsibility plus two common areas). After some discussion, Bob motioned to move ahead with proposal for \$6450. John seconded motion and motion passed unanimously.

Sprinklers – Repairs and ongoing maintenance: Lynn contacted Trico Irrigation to come out and inspect the irrigation system. Sunstate to call Hostetler Irrigation for a quote.

Pool furniture: Lynn gave check for the final payment for the pool furniture delivery to Kathy Quigley.

Fountain: Reliance working on cleaning up the fountain.

New Business:

Unit 11 Rental application: There was discussion on the application being used and the \$150 fee to Sunstate. Bob will talk to Michelle of Sunstate and get back to the board.

Vendor List and Annual Calendar: Work in progress

Garden Lights – Josie assigned to Full Circle

Any Other Issues to Come Before the Board: Discussion on the broken extinguisher boxes. Sunstate to call Alliance once painting is done to get them repaired or replaced.

Owner Input:

Schedule Next Board Meeting: October 27, 2022 9:00 AM ET

Adjournment: 10:22 am

Lynn Lakel, LCAM

Sunstate Management Group