

# JETTY VILLAS ASSOCIATION, INC.

*A Corporation Not-For-Profit*

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

THURSDAY, December 1, 2022

**APPROVED**

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 9:02 am

**Present/Quorum Established:** Robert Arrighi, President; Larry Roberts, Vice President and Johanna Elliott, Secretary, John Crary, Treasurer and Liz Comrack, Director in person or via zoom. Lynn Lakel and Colleen Fletcher represented Sunstate Management. 12 members attended via Zoom and 6 members in person.

**Minutes of Board Meeting October 27, 2022:** Josie Elliott made a motion to approve the minutes. Liz Comrack seconded and motion passed unanimously.

**Review Financial Report:** John reported financials are in reasonably good shape. Expenses were \$6,600 and income was \$4400 leaving association in the red \$2,200 through 6 months. John discussed all the insurance policies.

**Manager's Report:** Lynn discussed the rental application forms she received and obtained the additional information needed. Lynn also discussed the issue with Garden Masters and the reason they closed the account. She will contact them and reestablish the three agreements, rodent, pest control and fertilization.

### Committee Reports:

**Landscape:** Sandy Bocz reported they have a \$4,000 budget. Jetty Villas weathered Hurricane Ian pretty well sans the green space out front. Bushes are marked that need attention. She will follow up with Vargus. She thanked all the owners that helped with the clean up. They are moving forward with the plantings.

**Pool/Fountain:** There was discussion on fencing the pool. John and Bob will take the lead on this. There was discussion on the pressure on the pump. Pressure valve in pool is good but well pump is bad.

**Social/Welcoming:** Dawn reported on updating the welcome packet and updating the rules and regulations. She is going to contact unit 26 and 34 to get their information. The Pelican Brief is a work in progress. It will be one page and published once a month and hope to get membership involved.

**Safety & Security:** None.

**Legal & Compliance:** None

## **Unfinished Business:**

**Railings Update** – Final measurements will be done this week.

**Insurance Adjuster** – He was here two weeks ago and was to return. So far has not been back. John Crary to send him an email.

**Roofs** Mike Manning was to do an inspection but has not shown up. No response from Master Craft.

**Green Belt Update:** Vargus ~~to~~ quoted \$11,000 to remove roots and branches. Piping in green belt gone. Discussion to take down 3 pines. Lamp coming to look at grounds and quote to take the pines down.

**Vendor List, Directory Update:** Work in progress.

**Full Circle to be terminated.**

**Garden Masters Contract Renewal** – After some discussion it was decided to renew their contracts.

## **New Business:**

**Electric Bids:** Waiting on Venice Electric for solar and low voltage. Dawn to check on different lighting and coordinate with landscaper.Ø

**Irrigation Bids:** David Nicklas and Three Brothers. Sandy questioned ~~on~~ the need for sprinklers in green belt.

**Landscape Bids:** Gulf Breeze will do a walk around and Big Bald Guy coming on Friday to do a walk around.

## **Any Other Issues to Come Before the Board: None**

**Owner Input:** Sandy wants to meet with Vargus to discuss how to work together with them.

**Schedule Next Board Meeting:** January 26, 2023, 9:00 AM ET

**Adjournment:** ~~at~~10:45 am

**Lynn Lakel, LCAM**

**Sunstate Management Group**