

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

FRIDAY, February 24, 2023

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 9:00 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. David Altiero represented Sunstate Management. 11 members attended via Zoom and 3 members in person.

Minutes of Board Meeting January 26th, 2023: Josie made a motion to approve the minutes as with the corrections discussed. John seconded, and the motion passed unanimously.

Review Financial Report: We are 9 months into the financial year and the report indicates that the revenue and expenses are generally ok. Based upon future spending needs, there will be some overages on some line items. The Landscaping and Irrigation will probably be overspent. Some repairs and maintenance will have some overage as well. We are still awaiting invoices for some of the maintenance items. There will also be some overages in utilities and insurance. There could be a deficit by the end of the year, but we will have to see what the final bills say. **Larry made a motion to accept the financial report. Elizabeth seconded the motion. Motion passed unanimously.**

Manager Report – Walking the property I noticed that there was a burn mark in the grass from a fire pit. The owner who had the fire pit has been warned. Chris from Reliance has advised that the locks for the pool have been ordered and are on back order. There was a lengthy discussion regarding the locks and the ordering of the locks and why there has been a delay. We will speak with Chris today and find when they will be delivered. There is some water staining from a leak in unit #27. It was thought that this was the skylight, but it is being investigated and addressed. A new section of the action list was created to address tracking of all work orders. Work orders will be sent to Chris at Reliance and the issues will be addressed. The action list will be completed and ready for input. Question from the Board regarding the availability of the Action list and how the Board will receive it. Josie made a motion that they wanted to handle the locks and get them installed. Motion was never seconded. **Robert Made a motion to accept the managers report. John Seconded the motion. Motion passed unanimously.**

Committee Reports:

Building and Grounds: Dryer vent cleanup was posted in the mailroom and the list was forwarded to the cleaning company and the work is ongoing currently. If anyone still needs this completed, sign up again or contact the Vent Cleaning company. Lighting and electrical repairs have been ongoing since the Hurricane. We have noticed that the Lumens in several of the bulbs is too high, maybe we should look at a lower lumen bulb. The question was raised that the brightness of the bulbs was due to the transition to LED bulbs. The greenbelt issue is still there. We are awaiting the

information regarding the trenching, stump removal and all of the issues. Another quote was received and was a package quote, this is not what was needed. The railings along Tarpon Center have been installed. The same company has submitted a quote for the fence around the pool and we have no other real alternative. The only real decision that will need to be made is the fence color. This will extend from the Mailroom around to the south walkway. The fence will be in the same style as what is installed now. There was a lengthy discussion regarding black vs white fencing. The fencing will also need to be installed by unit 20. There was a lengthy discussion regarding what will need to be completed regarding the fencing, a gate in front of unit 20 or not. **John Made a motion to install the fencing around the pool without the gate in front of unit 20 unless the response from the man from Boston advises that the gate is needed. Larry seconded the motion. Motion passes 4 to 1.** Question regarding the need for locks on the pool gates.

Landscape Committee: Vargas provided quotes regarding the replacement for the sod at the gulf side and another for the road side. These have been separated to address the availability of budgetary fees. The gulf side could be completed out of reserve funds, the road side would have to come from operating funds. **John made a motion to approve both proposals from Vargas. Josie seconded the motion. Motion passed unanimously.** A notice was sent out to everyone to create a mission statement for the Association. We have now created a mission statement for the Association. The back parking lot has been refreshed, at no cost to the Association. There have been some dead plantings removed, plants transplanted and a general refresh of the area. A lengthy discussion regarding the trees and plantings that would survive in the greenbelt area was initiated. **Josie made a motion to adopt the mission statement that was created for the Association as amended. Elizabeth Seconded the motion. Motion passed unanimously.** Discussion continued regarding the replanting of trees in the greenbelt area. **Robert made a motion to get the Board approval to install 10 or so trees, depending on funds raised, in the greenbelt area as approved and marked for location and minimal maintenance from funds raised by owners. Josie seconded the motion. Motion passed unanimously.** A lengthy discussion regarding the plantings in all the areas of Jetty Villas. The greenbelt area near villa 1 is not in good shape and has become a dumping ground. The Board will investigate the area and see what can be done to clean up the area. **John made a motion to approve and encourage the planting of small plants in the jetty villas area by owners as it has been done for 40 years. The motion was not seconded.** This issue can be tabled as committees can be defined and this process will be reviewed in the future.

Safety & Security Committee: The safety committee met with the VPD officer to look at the community and see what areas that could be an issue in the future. Beach traffic was an issue that was discussed. Planting of hostile bushes could be planted in certain areas to be used as a barrier. Better signage would enhance the community. Replacement of the private property signs and possibly surveillance signs in an area that would be more visible. The potential of placing fencing or gates between Jetty Villas and the other properties and at Tarpon center drive. Jetty villas could contract with a towing company to help with illegal parking in the back lot. There was lengthy discussion regarding the recommendations from VPD regarding the safety & security of Jetty Villas. **Josie made a motion to install hostile plants between the retaining wall and Bahia Vista to deter trespassers. John Seconded the motion. Motion passed unanimously.** Lengthy discussion regarding wrist bands or bag tags.

Welcome Committee report: Nothing to report.

Pelican Brief: Nothing to report.

Unfinished Business:

Venice Electric – Greenbelt/Exterior Lighting: Already discussed earlier.

Pool Fencing : Already discussed earlier.

Vendor list: The vendor list will be updated soon.

Laundry/Restroom Keypads: Already discussed earlier.

New Business:

Annual Meeting Notification: Annual meeting notification will be mailed on the 26th February. The Letters of intent to run are due by March 18th. The annual meeting will be held on April 27th, 2023.

Landscape Mission Statement: Already adopted and approved earlier in the meeting.

Any Other Issues to Come Before the Board: None

Owner Input:

- Michael, Unit #3 – Question regarding the greenbelt and happy that this is now being restored. Could there be some funding of the cleanup of the greenbelt areas before the trees are planted? Lengthy discussion regarding the cleanup of the property.
- John noted that we need some type of prickly bushes at the beach for the entire length. There should also be some edge or barrier where the sod area ends, and the greenbelt begins.
- There was a lengthy discussion regarding all of the greenbelt areas and the plants that are there. Another opinion could be needed to understand what is needed to clean up the greenbelt area.

Schedule Next Board Meeting: Thursday, March 23, 2023 9:00 AM ET

Adjournment: 11:42 am

David Altiero, LCAM

Sunstate Management Group