

# JETTY VILLAS ASSOCIATION, INC.

*A Corporation Not-For-Profit*

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

**Thursday, March 23, 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 9:05 am

**Present/Quorum Established:** Robert Arrighi, President; Larry Roberts, Vice President and Johanna Elliott, Secretary, John Cray, Treasurer and Liz Comrack, Director in person or via zoom. Lauren Wilson and Michelle Thibeault and Thomas represented Sunstate Management. 6 members attended via Zoom and 3 members in person.

**Minutes of Board Meeting February 24th:** Larry made a motion to approve the minutes pending any Board corrections. Liz seconded the motion. Motion passed unanimously.

**Reliance Maintenance Report:** Chris gave the report regarding all outstanding issues at Jetty Villas. Chris detailed all open issues and the plan to resolve in the coming days.

**Review Financial Report:** We are through 10 months of the fiscal year and have a small surplus. This is somewhat misleading due to some owners prepaying dues. There are some items that are overbudget, mostly due to Hurricane repair costs, including irrigation issues. We are watching the Insurance costs and awaiting the updated projection for next year. There are 2 owners that are past due on their dues. Sunstate will contact these owners and resolve this issue. A draft budget has been created and needs to be distributed to owners soon. We will check the status of the mailer and see how we can get the proposed budget out to the owners. The first mailer has been sent and the second mailer will be mailed this week. Discussion regarding the Landscape committee and the line item in the budget. Sunstate will check with accounting and see if the charge for Venice Electric will be moved from Landscape committee to Buildings and grounds. Discussion regarding the mailing of the draft budget with the second mailer. ***Larry made a motion to accept the Financial report with the agreed upon adjustment. Josie Seconded the motion. Motion Passed unanimously.***

### **Committee Reports:**

**Building and Grounds:** We are in the process of getting quotes for the trees in the greenbelt area. The Oaks and Vargas have provided quotes for the replacement of trees. The "Go Fund Me" for the tree replacement is under way. We have currently raised \$2,500 and expect to raise more money soon. We have visited the Oaks and explored what tree options are available to use in the location. The process is moving forward and ideally, in a few weeks, we will have a better idea of the budget we will have and what trees can be planted. The amount raised will determine what trees can be planted and how many trees can be planted. The delay in the planting process concerns the installation and that availability. It looks like we could be out for 3 or 4 months before planting could

take place. The letter for the Tree Fund should be sent with the second mailer as well. ***John made a motion to send another mailing to the Owners and to approve the initial tree purchase from the Oaks. Larry seconded the motion. Motion Passed unanimously.***

**Landscape Committee:** The landscape committee is meeting every Monday to clean beds and the area. Everyone is welcome to join. There are several trees that are being renourished and we are working on that as well. We have a larger tree that will be planted soon.

**Safety & Security Committee:** Nothing new to add. The Blue wrist bands have arrived, and this should help with identification.

**Welcome Committee report:** Nothing to report currently. An update to the booklet directory is needed and should be looked at now.

**Pelican Brief:** Nothing to report. The Pelican brief goes out on the 15th of each month, please submit items that could be published. We try to keep this information to a single page and need to understand if everyone wants to keep this going.

**Manager Report** – The team has updated the action list and work order list for the Association. The vendor list needs to be updated and will be done soon.

#### **Unfinished Business:**

- Venice Electric – Greenbelt/Exterior Lighting: That was covered in the Reliance Report.**
- Vendor list/Directory Update: Will be resolved soon.**
- Laundry/Restroom Keypads: That was covered in the Reliance Report.**
- Annual Meeting Notification: This has been covered**
- Landscape Mission Statement: This has been approved.**

**New Business: NONE**

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

#### **Owner Input:**

- Question regarding Lauren as the new contact for the Association.
- Question regarding the pool fence, the check for the deposit will go out to Best Made Fence today.
- Lauren will address all website updates regarding minutes, financials and the annual meeting.
- Lauren will send an email to the Board and will schedule a meeting regarding the transition.

**Schedule Next Board Meeting:** The Annual Meeting April 27, 2023 10:00 AM ET at the Venice Community Center and via Zoom.

**Adjournment: 10:08 am**

**Sunstate Management Group**