

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

October, 5th, 2023

A Regular Meeting of the Board of Directors was scheduled to be held at 9:00 am, via Zoom Meeting.

Call to Order: President Arrighi called the meeting to order at 9:01 am

Present/Quorum Established: Robert Arrighi, President; Liz Comrack, Vice President, John Crary, Treasurer and Dawn Gillespie, Director via zoom. Lauren Wilson represented Sunstate Management.

Minutes of Board Meeting August 24th, 2023: Dawn made a motion to approve the minutes as presented from the August 24th meeting, seconded by John. **MOTION PASSES** unanimously.

Reliance Maintenance Report: Lauren gave a report that all general maintenance is being performed on property with no reported issues. The fountain was drained due to palm tree seeds dropping in it. Lauren has requested it be cleaned and filled.

Review Financial Report: John gave an extensive report from the Current Financials as attached to this corporate record. He has concerns that the association is over budget and the association is still facing a significant insurance increase from and should know more by the end of October.

A **MOTION** was made by Dawn, seconded by Liz to approve the financial report as presented. All in favor. **MOTION PASSES** unanimously.

Appointments and Resignations: NONE

Committee Reports/New Business Unfinished Business:

Building and Grounds:

Palm Trimming: 2 quotes were presented. One from Bushwackers for \$23.00 per tree and one from LMP for \$45 per tree. An extensive discussion was had by the board of directors. John made a **MOTION** to approve the quote as presented from Bushwackers. Seconded by Liz. All in favor. **MOTION PASSES** unanimously.

Landscape Committee: No Report

Safety & Security Committee: Kathy reported that the Rental list has been posted to the website for owners to be able to view who will be on property for season. Kathy also asked about the pool locks. Lauren reported that they will be done this week as promised by the handyman.

Bob reported that there is a construction barrier fence that has been put up to keep trespassers off the property. Bob also reported that the wrist bands seem to be working and several people have been wearing them.

Welcome Committee report: It was reported that nothing significant to update, the handbook is done.

Pelican Brief: The committee is working on an updated Pelican brief that will be sent to the community.

Landscaping: Bob led a discussion on the new landscaping vendor LMP. The MQI report was distributed to the board of directors and the Newsletter has been posted to the website and will be e-blasted out.

Manager Report – Lauren reported on multiple items that were addressed through the month including processing rental application, meeting vendors, getting quotes that were presented during the meeting. Lauren gave an update on work orders that were pending. Lauren provided a detailed report to the board of the outstanding work orders for Jetty Villas and provided a project tracker to the board and reported line item by line item. There is one outstanding work order for a ceiling repair. Liz will give the owner a vendor to contact when they get into town in January and the owner will let the board know the vendors findings.

Owner Comments: Comments were taken by the membership with questions on pending work orders.

Adjournment: Dawn made a MOTION to adjourn the meeting, seconded by John. With no further business to discuss, the meeting was adjourned at 10:28 am.

NEXT MEETING DATE: November 9th 9:00am.

Respectfully submitted by:

Lauren Wilson

MBA, CAM Senior Manager Sunstate Management

Sunstate Management Group

For the Board of Directors of Jetty Villas