

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

November 9th, 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 (ZOOM), President; Liz Comrack, Vice President, John Crary, Treasurer and Dawn Gillespie, Director via zoom. Lauren Wilson represented Sunstate Management.

Minutes of Board Meeting October 5th, 2023: John made a motion to approve the minutes as presented from the August 24th meeting, seconded by Dawn. MOTION PASSES unanimously.

Reliance Maintenance Report: Chris will be drilling weeping holes to try to create an area where the water can escape. A trench has been dug to give the water a place to go.

Review Financial Report: John gave an extensive report from the Current Financials as attached to this corporate record. John has concerns about the financial picture of the Association. Lauren went through a detailed explanation of the current expenditures that have hit the budget and any outstanding items that are still pending. A motion was made by Dawn and seconded by Liz to accept the Financial report as presented. Lauren recommended a financial workshop where the board focusses on prioritizing upcoming expenditures that will hit this years budget and evaluate what the board needs to address.

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:

Landscape Committee: The Landscaping committee walked around with LMP and there were recommendations made by LMP that the committee will further investigate a plan. Diane gave an extensive report on LMP walk through.

Safety & Security Committee: Dawn gave an extensive report on what could be done regarding the safety concerns around the activity on the rocks.

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.

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 11:15 am.

NEXT MEETING DATE: December 9:00am.

Respectfully submitted by:

Lauren Wilson

MBA, CAM Senior Manager Sunstate Management

Sunstate Management Group

For the Board of Directors of Jetty Villas