

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

December 14th, 2023

A Regular Meeting of the Board of Directors was scheduled to be held at 2:00 pm, 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 (ZOOM), Vice President, John Crary (ZOOM), Treasurer and Dawn Gillespie, Director. Lauren Wilson represented Sunstate Management.

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

Reliance Maintenance Report: Chris addressed the issue that one of the breakers was popped where the transformer for a section of lights is connected to.

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 and continues to monitor it closely. John had questions about the Insurance schedule. Lauren will follow up with accounting for clarification.

A **MOTION** was made by Liz, seconded by Dawn 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: LMP was on site and recommended that the green belt go back to being maintained more like dunes. They also looked at the entrance and the area in front of the green belt. The Sarasota County extension also came out to evaluate areas that could be addressed to prevent erosion and identify plants that can survive. Dawn reported that the landscaping committee has submitted for a grant that can be awarded in August. John asked the question about the sod being addressed. Currently no BIDS are approved to address the sod because LMP has looked at the area and has said that they do not believe the sod will survive due to the high salt area. Lauren will follow up with LMP on proposals.

Safety & Security Committee: Dawn reported that all locks are working by the pool. The lighting is still minimal but Solar lights have been put in that are motion lights. This seems to be working currently and we will continue to monitor and add additional solar lights as issues come up. Kathy

did not have anything new to report. Currently packages are being removed from the mailroom. Dawn informed the post office and spoke to the mailman. He said that this is an issue that keeps happening on Tarpon Drive. Dawn has put a sign up in the mailroom. Dawn has been picking up packages from the mailroom and putting them at people's door. It is recommended that packages are not left overnight. Bob recommended a Camera. John mentioned that you need a sign is there is a camera. Lauren will get a sign or the mailroom. And a Camera can be investigated.

Bob gave a report on the preliminary information that has been collected from the Eminent Domain & Property Rights Attorney that is investigating the property lines, etc. The attorney will be giving a report on what options are available for securing the perimeter of the property and what options are available for easements, etc. Dawn gave a report her and Charlie met with the city and the city is proposing that they put a walkway from Humfrey Park to the beach. The City is offering to restore the beach if Jetty Villas agrees to let them build the walkway.

Welcome Committee report: The new Directory is on the website. Books have been printed but now unit #5 has gone under contract and number 11 is for sale. When things change the updates will be made to the website. We are still struggling getting all rental info logged. Please be sure to make us aware of any rentals.

Pelican Brief: The Editor of the Pelican Brief is moving. Liz is working on the next edition, but she may not be able to get this out in time. Pelican Brief should be posted to the owners only page.

Landscaping: Bob led a discussion on the new landscaping vendor LMP. The Newsletter has been posted to the website and will be e-blasted out.

Manager Report – Lauren reported that the project tracker has been distributed to the board. Lauren Went through workorders that need addressed that we are not sure what to do with. Lauren will present them to Rob and have him out to address. Lauren reported next week you are going to have a shared folder where all of your documents live.

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

Liz thanked Josie for her service to the community.

Adjournment: Dawn made a MOTION to adjourn the meeting, seconded by Liz. With no further business to discuss, the meeting was adjourned at 3:40 pm.

NEXT MEETING DATE: January 11th time TBD meeting will be published with the annual calendar and distributed to the community once approved by the board of directors.

Respectfully submitted by:
Lauren Wilson
MBA, CAM Senior Manager Sunstate Management
Sunstate Management Group
For the Board of Directors of Jetty Villas