

# JETTY VILLAS ASSOCIATION, INC.

*A Corporation Not-For-Profit*

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

February 8<sup>th</sup> , 2024

A Regular Meeting of the Board of Directors was scheduled to be held at 10:30 am, via Zoom Meeting and at Frances T Bourne, Jacaranda Library.

**Call to Order:** President Arrighi called the meeting to order at 10:34 am

**Present/Quorum Established:** Robert Arrighi (ZOOM), President; Liz Comrack (ZOOM), Vice President, John Cray (ZOOM), Treasurer and Dawn Gillespie, Director via zoom. Lauren Wilson and Thomas Jason represented Sunstate Management.

**Minutes of Board Meeting January 11, 2024:** *Dawn made a motion to approve the minutes as presented and amended from the January meeting, seconded by Liz. MOTION PASSES unanimously.*

**Review Financial Report:** John gave the financial report. There have been no major changes since last month. Legal expenses and Grounds/Maintenance are going to be over budget. We have some other areas that are below budget. There was a discussion regarding when the legal fees will be invoiced. There was a question regarding the reserve loan for flood insurance. There was a discussion regarding getting the vote at the annual meeting regarding allowing the borrowing from reserves to fund emergencies and to avoid insurance finance costs. There was a lengthy discussion regarding cash flow, insurance, and the potential of obtaining a line of credit.

*Dawn made a motion to explore CD options for the accounts and report back at the next meeting. Liz Seconded the motion. Motion passed unanimously.*

*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

### **Unfinished Business:**

**Comcast Contract:** A letter was sent to Comcast, and they replied that the contract will terminate on April 30, 2024. Negotiations will now commence with other providers, including comcast, to get information regarding Bulk contracts. This information should be received quickly.

**City Proposal:** We had the survey completed. The attorney was hired, and they found during a title search, that they needed to be sure that the survey is accurate. The information regarding this clarification should be received within the next 2 weeks. At that point we will have a complete report and are confident that everything will be explained then.

***Bob made a motion to approve the fee not to exceed \$3,000.00 for the MBR and MSB proposals. Liz seconded the motion. Motion passed unanimously.***

**Financial Prioritization:** The current budget currently has no extra monies for anything beyond maintenance. The proposed budget circulated around had some extra monies added to cover some extra improvement projects that should be needed. There are many projects that need to be completed. There was lengthy discussion regarding upcoming and potential projects. There was a lengthy discussion regarding the percentage of members needed for voting. The language that would be needed to change the documents should be sent to the attorney for clarification.

### **New Business:**

**Membership Votes for Consideration:** Discussion regarding carry over, cross utilization, budgetary line items, Fully funded reserves, and self-financing for insurance. These are votes that can be captured at the annual meeting. The Board came to a consensus on all items that needed to be added to the agenda for the annual meeting.

**Rules & Regulations Parking:** The Board has been working on the parking problem. The Board will issue stickers for Owners and all other Owner vehicles will need a blue tag. This will be noticed to all owners. ***Dawn made a motion to proceed with the parking plan. Liz seconded the motion. Motion passed unanimously.***

### **Committee Reports:**

**Building & Grounds:** The trip hazard near the fountain was taken care of. The roof leak was addressed. Reliance has taken care of some rusted aluminum areas. Tiles were replaced that had been identified. The dryer vents are due for cleaning again. This information should be sent out to the owners.

**Landscape Committee:** Dawn gave a report on the Landscape committee. Flowers have been planted. Some plantings have also been undertaken to deal with replacing those that were eaten by the rabbits.

**Safety & Security Committee:** There is no current update. The city has installed new signs that say do not enter. This is not helping and has increased the problem. We have gotten some ideas about the grant, and we are still gathering some information.

**Welcome Committee report:** Dawn gave the report to the welcome committee. There are 2 new Owners, and we welcome them.

**Pelican Brief:** There is really nothing new to put in for this month. Next month will include the notice of the annual meeting.

**Manager Report –** The painters will be on site tomorrow to paint the doors. Notices for the annual meeting will be sent out shortly.

**Owner Comments:**

- Discussion regarding the fence at Bahia Vista and the trespassing problem.

**NEXT MEETING DATE:** March 14, 2024, at 10:30am at the Jacaranda Library and via zoom. The annual calendar will be posted on the website and available to view.

**Adjournment:** Dawn made a MOTION to adjourn the meeting, seconded by John. With no further business to discuss, the meeting was adjourned at 12:21 pm.

Respectfully submitted by:

***Lauren Wilson***

MBA, CAM Senior Manager Sunstate Management  
Sunstate Management Group  
For the Board of Directors of Jetty Villas