

JETTY VILLAS ASSOCIATION, INC.
A Corporation Not –for Profit
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
THURSDAY, FEBRUARY 25, 2021

A *Regular Meeting* of the Board of Directors was scheduled to be held at 9:00 AM, via ZOOM.

Call to Order: Kathleen Quigley called the meeting to order at 9:05 AM

Present: Kathleen Quigley, Vice President; John Crary, Treasurer; Robert Arrighi, Assistant Treasurer and Johanna Elliot, Secretary with Argus Management represented by Randy Davidson, Zach Laurie and Barbara O’Grady. In attendance 9 unit owners, signing into the Zoom.

Quorum Established

Minutes of the Board Meetings January 28, 2021; *A motion was made by John Crary to accept the Board Minutes as presented. The motion was seconded by Johanna Elliot. The motion was put to a vote:*

Yea (4): K. Quigley; J. Crary; R. Arrighi & J. Elliot
Nay (0):

Motion Carried

Review and Accept Financial Report: J. Crary; We are 9 months through the fiscal year and continue to underspend approximately \$20,000. Overspending has occurred in some line items such as, pool repairs, and pool chemical testing, but everything else is in line. K. Quigley; wants to inform everyone that the donations in memory of Andrew DeNatale unit 1, also Patricia Holt unit 33 has been sent out, donation sent to St Jude’s Children’s Hospital, and Tidwell Hospice.

Does anyone have information on who is behind on their dues? I thought there were two units that were behind. J. Crary I only noticed one unit being behind on the 1st of February they were behind one month, but I’m not sure of it, Argus will look into this.

Review and Acceptance of Financial Report: *A motion was made by Robert Arrighi to accept the Financial Report as presented. The motion was seconded by Johanna Elliot. The motion was put to a vote:*

Yea (4): K. Quigley; J. Crary; R. Arrighi & J. Elliot
Nay (0):

Motion Carried

Manager’s Report:

Mike Douglas Plumbing’s approved quote of \$2300 found extensive root blockage into small plastic pipes and the work was stopped. They came back with a new quote of \$7900 for more extensive repair and reduced the \$2300 to \$800 for work performed. The new quote was reduced to \$4500, approved by BOD and the work was done February 9th and 10th. Cement work was completed February 22nd. Delay between 10th and 22nd was due to wires to walkway lights needing repair. The wires were cut by MD Plumbing so they bore the cost of repair. Board agreed to pay the \$800 invoice from the first \$2300 quote.

Because Marchbank announced their resignation at the end of April 2021, we presented three new vendor quotes; Vargas Landscaping, Twin Palm Landscape Care and Duval Landscape Service. Board asked us to clarify the Vargas quote regarding trimming. Met with Vargas February 17 and they will provide additional information but we have not received anything yet.

January 15, Unit 8 called about a leak at the baseboard/floor area of a bedroom. Owner directed the repair which included removal of roots from block walls and waterproofing. Cost less than \$400, procedure may be needed in the future.

Don Hattendorf volunteered to perform pool chemical readings on Saturdays and Sundays until the end of April. John Cray volunteered to cover Wednesday until he leaves the area. More volunteers would be appreciated to relieve Don and John now as well as someone to cover the summer months.

Unit 13 had me document a couple of leaks in his dining room and kitchen area. This is a flat roof issue, not tile. We agreed to watch since they did not seem to be active.

Asked Gardenmasters to give us a written evaluation of turf and plants. On February 17 they wrote, "Overall the property looks pretty good. The turf is in good shape, nice and green, plants as well. There were two palms near 24 with frizzle top and they would be treated that same day". They also mentioned they did not see any signs of salt water in irrigation damage. We haven't been running the irrigation.

Full Circle Cleaning is still learning how to turn their list into a routine. Residents have been very patient.

Red door on #5 has been completed, owner satisfied.

COMMITTEE REPORT

ARC Update:

K. Quigley; Debbie, and Molly have joined the ARC committee and reviewed these recent requests. We are still waiting on information for unit 4. As for unit 23 this work is complex and we would like to meet with the owner and contractor so we have a full understanding of what alteration they are requesting. K. Quigley; will get in touch with them to schedule a time to meet. Argus will send the ARC Guidelines to four owners that have recently sent forms in, these guidelines will help the owner on what information is needed and the procedure. We appreciate Debbie and Molly joining the ARC committee, as for the landscaping committee we still need more members to volunteer, right now it is only Sandy.

UNFINISHED BUSINESS

Roofing Project:

R. Arrighi; Received a list of seven vendors, only three have sent bids in. Aaron is trying to receive something from the other four vendors he is still waiting for information. Bids we received, two were substantially higher than the remaining quote from Michael Manning Roofing. Aaron is getting clarity on why they are higher, these two vendors are located in Ft. Myers while Michael Manning is out of Sarasota, this could be a contributing factor.

Using Michael Manning Roofing even including the remobilization cost in case a hurricane develops, price is around \$400,000 basically on target and still below the other two bids. J. Crary; we will have \$181,000 in reserves for roofing by May, leaving \$220,000 to be special assessed, around \$5400-\$5800 per unit. B. Arrighi; We should include the money for Attorney fees, Engineering cost and also the Bond. Our Contingency is \$40,000, J. Crary; states this is critical with the unknowns once they start tearing the roof off also the new rafter clips that will be installed the wood those are attached to will need to be replaced. B. Arrighi; Clarifies all bids do include replacing damaged and rotted wood. I will include all of this information in the spreadsheet that will be done once the rest of information and bids are received. Good thing is once this is done we will be able to get certification with current hurricane rating which should help with our Insurance costs. Once we choose a company we can start sending out special meeting notice's.

Next Board Meeting: Thursday, March 25th, 2021 at 9:00 AM, to be conducted by Zoom

With no further business coming before the Board, a motion was made by John Crary and seconded by Johanna Elliot to adjourn the meeting at 9:28 AM.

J. Elliot; Wants to thank Adele for all of her help with landscaping for the past 15 years, we all appreciate you and your hard work. All board member second this!

Submitted by:

Barbara O'Grady

Barbara O'Grady, LCAM

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.