

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not –for Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

Thursday, July 29, 2021

A **Regular Meeting** of the Board of Directors was scheduled to be held at 10:30 AM, following Special Members Meeting via ZOOM.

Call to Order: Charlie Alfano called the meeting to order at 10:10 AM

Present: Charlie Alfano, President; Robert Arrighi, Vice President; John Crary, Treasurer; Johanna Elliott, Secretary and Kenneth Wright, Director. Randy Davidson represented Argus Management. 6 unit owners attended the meeting via Zoom.com.

Quorum Established

Minutes of the Board Meetings June 24, 2021; *A motion was made by John Crary to accept corrected Minutes. Correction is to change Next Board Meeting date to July 29, not July 23. The motion was seconded by Johanna Elliott. The motion was put to a vote:*

Yea (5): C. Alfano; J. Crary; R. Arrighi; K. Wright; J. Elliott

Nay (0)

Motion Carried

Review and Accept Financial Report: John Crary reported the June 30, 2021 financials were negative due to overspending in the repair categories. *A motion was made by Robert Arrighi to accept the June 30, 2021 Financial Report. The motion was seconded by Kenneth Wright. The motion was put to a vote:*

Yea (5): C. Alfano; J. Crary; R. Arrighi; K. Wright; J. Elliott

Nay (0)

Motion Carried

Manager's Report:

Vargas Landscaping completed the bush/plant removal from roof areas, downspouts and scuppers for the agreed price of \$1500. New motor and pump for fountain was installed July 9th. Check sent to unit 5 for lintel replacement as agreed. Unit 11 glass replacement, first quote from Harbor Homes \$1200, second quote from Heritage Glass for \$895. Heritage Glass completed the installation. Still waiting attorney input regarding Unit 37 and a \$5000 Mike Douglas Plumbing invoice. Unit 8 reported a leak, flat roof. Mastercraft and unit owner did not find a leak. Have been asked to obtain quotes for Palm tree trimming/booting and Sea Grape trimming. Bushwacker presented same price as last year. Vargas does not trim Palms. Board needs to approve the \$1861 quote from Bushwacker.

A motion was made by Johanna Elliott to accept the \$1861 Bushwacker quote, motion was seconded by John Crary. The motion was put to a vote:

Yea (5): C. Alfano; J. Crary; R. Arrighi; K. Wright; J. Elliott

Nay (0)

Motion Carried

Flat roof leak at 26 is thought to be inside damage from the 2019 repair. After the June 24

Board meeting, Argus advised Unit 4 that they needed to rewrite their ARC. Consult Engineering and Mike Manning Roofing were advised that Unit 4 was asking to have their new dryer vent pipe extend through the new tile roof to be installed. Mike Manning Roofing said he would charge the owner \$500. On July 13th we were told of a box being left in the service parking slot. The box held a 38 gallon water heater from Home Depot. We hope it accidentally fell of the truck and was not left their on purpose. We also get calls regarding the lid to the yard waste bin belonging to the city. For whatever reason, the lid goes to a complete open position and is left wide open. If anyone knows why this happens, perhaps we can seek a fix. Argus will be contacting owners to assure we have a key to their homes. Prior to the roof replacement, condition of the inside must be documented. Inspection will include all tile and any flat roof that may be within the work area.

COMMITTEE REPORT:

Landscape update: Kenneth Wright walked the south wall with Molly Bartlett and Diane Baldwin. The Landscape Committee will delay improvement ideas until after the roof replacement.

NEW BUSINESS:

Underground water, sewer, electrical, window replacement, lintel replacement are just a few of the reasons the Jetty Villas reserves may need an updated study.

Unit 26 ARC was referred to Attorney Michael Cochran at the June 24 BOD meeting. Owner of Unit 26 agreed to contact Michael Cochran and DBPR at his expense to obtain a formal clarification to Attorney Cochran's statement, "An argument can certainly be made that removal of a spiral staircase by a Unit owner does not 'appreciably affect or influence' the common elements adjacent to the Unit, and is not a 'material alteration' of the Common Elements. However, whether the Department of Business and Professional Regulation would agree is a complete unknown".

UNFINISHED BUSINESS

Roofing Project: Robert Arrighi restated that the next step in the process is to inspect the interior of each unit.

Charlie Alfano asked Argus to obtain a written monthly report from Full Circle.

Next Board Meeting: Thursday, August 26, 2021 at 9:00 am by Zoom.com

With no further business coming before the Board, a motion was made by John Crary and seconded by Kenneth Wright to adjourn the meeting at 11:45 AM.

Submitted by:

Randy Davidson

Argus Management of Venice, Inc.

Management Agent for Jetty Villas Association, Inc.