

JETTY VILLAS ASSOCIATION, INC.

A Corporation Not-For-Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS THURSDAY, January 26, 2023

A Regular Meeting of the Board of Directors was scheduled to be held at 9:00 am, at the office of Sunstate Management Group at 228 Ponce de Leon, Venice, FL 34285 and via Zoom Meeting.

Call to Order: President Arrighi called the meeting to order at 9:04 am

Present/Quorum Established: Robert Arrighi, President; Larry Roberts, Vice President and Johanna Elliott, Secretary, John Crary, Treasurer and Liz Comrack, Director in person or via zoom. David Altiero represented Sunstate Management. 12 members attended via Zoom and 6 members in person.

Minutes of Board Meeting December 1st: Josie Elliott made a motion to approve the minutes. John Crary seconded, and motion passed unanimously.

Review Financial Report: John reported financials are in decent shape. Expenses were more currently than what was budgeted most of it due to the hurricane. Some are typical like utilities is \$2700 over but won't be by end of fiscal year. We do not have any new numbers for insurance renewal. Currently the pool is not covers until we install a fence inclosing the pool. Larry Roberts made a motion to approve the financial report as given, Johanna Elliott seconded by, and the motion passed unanimously.

Committee Reports:

Building and Grounds: Robert Arrighi reported for the damage to the green belt, Venice Electric will be out next week in February second to repair the light. The sprinkler system has been repaired and is up and running,

Vargos Landscaping: Vargos is going to give us a quote to replace the sod in two to three phases. We need another quote from them for annual maintenance. Their requested an increase that was a little high Robert and Johanna talked them into reducing it and we are waiting for the new contract.

Green Belt Palms – Homeowners along the green belt have request that we add palm trees to that area. Since we have lost pine trees the existing palms are looking much better. There will be a sign-up sheet to see if any owner would be interested in helping contribute to add more pines. An owner brought up a proposal from Jim Bear and Associates to bring in a crew and equipment for up to a day and a half to clean up the green belt for \$4000.

Dryer Vents: Chris from reliance just cleaned the dryer vents in the laundry room and recommend that individual owners should do the same. He recommends Vent Solutions who made the advised they do offer group rate if they do five or more at time.

Garden Masters Rodent Contract Renewal: There was a huge increase, but we haven't received an explanation on why.

Shed Clean up Crew: Thank you everyone who helped cleaning and organizing the shed in the parking lot. Maintenance can now find things.

Landscape Committee: Johanna reported we are going to be doing any pruning or planting but planning on in February. Looking for any interest in giving input to creating a mission statement for landscaping.

Welcome Committee report: Dawn reported we have more green books and parking passes if anyone is interested.

Pelican Brief: The committee would like input from the community to add to the report, (books recipes, activities) that you would like to share with the community. Please also send in pictures of events to be added to the page.

Safety Committee -They have reached out to Venice PD. They are meeting with Sgt. Sean Hammoth on February 21st at 9am to do a site survey to make recommendations for better safety and security practice that could be put in place. Will have a report at the next meeting.

Manager Report – David Altiero the new association manager did not have much to report but wanted to introduce himself.

Unfinished Business:

Venice Electric: once they are done with the green belt they will start working on the interior pathway lighting along the walkways.

Roofing repairs: We have not seen the invoices from Mike Manning.

Southern Drilling: This payment has been sent out.

Vendor list: David will work with the board to update the current vendor list.

New Business:

Send Out New Board Member Nominee Requests: We will need to send out the notices. Two board members terms are expiring, Robert Arrighi and John Clary. The annual meeting will be held April 27th, 2023.

Any Other Issues to Come Before the Board: None

Owner Input:

After an owner made the request, Johanna made a motion to replace the bathroom, Laundry room, storage room, and pool equipment room with keypad locks. Liz Cormack second and the motion passed unanimously.

An owner mentioned excessive noise from the hot dog stand at the South Jetty. He was advised to make a complaint with Venice City PD.

Schedule Next Board Meeting: Friday February 24, 2023 9:00 AM ET

Adjournment: 10:33 am

David Altiero, LCAM

Sunstate Management Group