

# JETTY VILLAS ASSOCIATION, INC.

*A Corporation Not-For-Profit*

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

January 11<sup>th</sup>, 2024

A Regular Meeting of the Board of Directors was scheduled to be held at 3:00 pm, via Zoom Meeting and at William H. Jervey, Jr., Venice Library.

Call to Order: President Arrighi called the meeting to order at 3:02pm

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

Minutes of Board Meeting December 14th, 2023: *Dawn made a motion to approve the minutes as presented from the December meeting, seconded by Liz. MOTION PASSES unanimously.*

Comcast Contract Proposal : Glen gave a presentation regarding the status of the contract with Comcast and what each owner is paying. The proposal could possibly for bulk cable and internet, versus just bulk cable. The average cost for residents is currently around \$150 per month, without the bulk agreement changes. If there was a desire to change to a bulk agreement, Glen could move forward with contacting Comcast and/or another provider regarding bulk rates and services. It would probably be a good idea to notify Comcast regarding the auto renewal.

Review Financial Report: John gave the financial report. Nothing has really changed since last month. The only real difference is the bill from the survey. We are still operating in the red and hope to have real numbers for the fiscal year end soon. There are only a few months left in the budget and the new budget needs to be discussed soon. There was some discussion regarding a reimbursement issue and the cost of maintenance providers and the status of bids.

*A MOTION was made by Dawn, seconded by Liz to approve the financial report as presented. All in favor. MOTION PASSES unanimously.*

Appointments and Resignations: NONE – Committee members will be appointed at the next meeting for all committee members.

*A MOTION was made by Rob, seconded by Dawn to table the appointments until the next meeting. All in favor. MOTION PASSES unanimously.*

### Committee Reports/New Business Unfinished Business:

Building & Grounds: The 17 easements are being addressed with the County and there is no impact for Jetty Villas. This is good news, and the survey is complete. We should be receiving a completed,

**clean copy soon and we will have all the information. New “No Trespassing” signs can be installed** again. Liz started a conversation regarding the lights and what type would be needed.

Landscape Committee: Dawn gave a report on the Landscape committee. There needs to be some plan regarding the small plantings that are being placed and eaten by rabbits. This needs to be addressed and see what would be covered under the warranty from LMP. The neighborhood grant issues will be reviewed in the coming weeks.

Safety & Security Committee: Liz stated we have had some complaints regarding the surfers jumping the walls and trespassing on the property. The survey has been completed and we can now move forward with installing some kind of barriers in the Bahia Vista area. If changes to the common area are to be made, this needs to be presented to the membership according to the attorney. The south parking lot is being abused and there needs to be some stickers and would identify a Jetty Villas approved parking. The bracelets will need to be worn at the pool or you will be asked to leave.

Welcome Committee report: Dawn gave the report from the welcome committee. There is one new resident and another one coming soon.

Pelican Brief: The Pelican Brief is almost complete and will be going out to edit soon. We need to place the volunteer notice in the Pelican Brief for upcoming committees.

Manager Report – Nothing to report at this time.

Owner Comments:

- Question regarding the closing of the pool gate. The timing of the gate access may need adjustment.
- Question regarding a code that could be addressed for vendors or maintenance workers.

NEXT MEETING DATE: February 8, 2024 at 10:30am at the Jacaranda Library and via zoom. The annual calendar will be posted in the website and available to view.

Adjournment: Dawn made a MOTION to adjourn the meeting, seconded by Liz. With no further business to discuss, the meeting was adjourned at 4:20 pm.

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