

**THE WATERFRONT ON VENICE ISLAND
BUILDING C CONDOMINIUM ASSOCIATION, INC.**

Annual Meeting

**Tuesday, January 30th, 2018
Venice City Hall, Room 114, 1:30 p.m.
401 W. Venice Ave. Venice, FL. 34285**

Approved Minutes

The meeting was called to order 1:32pm by Jerry Thomas, LCAM

Confirmation of proper meeting notice was confirmed by Jerry Thomas on January 16, 2018 by posting and mailing.

Determination of Quorum was established by a count of the members. Eighteen members were required for a quorum and 25 plus were present in person or by proxy. Gene McGowan was present by telephone.

Announcement of election of directors was made by Jerry Thomas after he announced that Bob Hoffman had officially withdrawn in writing with his apologies stating that he believed in, and had faith in the current list of candidates that were all returning directors. In addition, because Bob Hoffman withdrew no election was needed as with the removal of his name there remains only five candidates. The previous board will return and continue as directors: Ernie Bago, Stacey Rehert, Bob Wilson, Don Volk, Gene McGowan. These directors will vote at the following organizational meeting to elect officers.

A motion for approval without reading of the minutes of the January 18, 2017 Annual Meeting was made by Allan Grant, and seconded by Barry Alberter. The vote of the membership was called and all members voted aye and the minutes were approved.

New Business: None

President and Treasurer Reports and Director Comments

Copy of the budget and reserve schedule was mailed out with the meeting information. Ernie briefly reviewed the fact that the reserve study was done; the roof needs recoating; and the fire alarm panel will need replacement. The reserves increased some in the current budget per the reserve study that was recently completed. Ernie reiterated how the study is and how the budget should follow the recommendations as closely as possible. It is important to stick to reserve schedule and not defer items for a short-term lower quarterly fee schedule.

The building has not been appraised since 2010, and this needs to be done to obtain appropriate insurance coverage. Don confirmed appraisal is scheduled for late summer this year.

The Fire Marshal has made various visits and observed that the catwalks have items in the walkways. Chairs in the walkways are prohibited (this does not include the bump-out areas in front of middle units). Unit owners were asked to remedy this where it needs to be done.

Bicycle registrations were discussed. Ernie offered that anyone who wished could register their bike with the Venice PD. This would help Jerry Thomas with an inventory of bikes in the common area. Jerry will put notes on the bikes to ask the owners to identify them.

Currently there are 7 units for sale in Waterfront: 4 in A, 2 in B, 1 in C. Only 608, 808, 801 have sold this year. Feedback from realtors is that Waterfront lacks a clubhouse.

Grading and sodding was going on behind the building to adjust drainage (this was a master project included in previous years' assessment).

Ernie, the Chairman of the landscape committee update on island project and explained that the entrance island landscaping and sign project was covered by a previous Master assessment. This included the sign, the rocks, lighting, concrete repair etc. Stacey thanks to Ernie and Judy Bago and some other volunteers from C for the initiative, labor, and expense of adding the poinsettias for the holidays.

Water pumps have had chronic problems. Ernie states a rep from Babes was to show up at the meeting to discuss repairs. Currently we are running on one pump. Two Cla-Vals need to be replaced. Bid from Babes to replace the two Cla-Vals is \$3800. We are seeking clarity on why the valves need such frequent replacement. It's important to do preventative maintenance instead of post failure repairing system.

AAON system (dehumidification system) was repaired last spring, and heat strips were replaced recently. We have a maintenance contract on that system. As a point of interest, it turns out that the dehumidification system was a requirement when Building C was built but was not required when A and B were built (part of the Clean Air Act).

Fire control panel was partially replaced in January when the panel burned out. The system has been completely tested and is working well now at a cost of about \$3000.00. Eventually a new panel will need to be installed as this one is obsolete, at a cost \$10,000.00

Gene has proposed having a Building C party in the garage area or parking area of the building in March, including music, food, drink, etc. Volunteers to help organize it were requested.

Ernie Bago reviewed the budget areas that include repairs and maintenance, which is operations (non-reserved) items of maintenance. We increased this line vs. LY to cover contingencies. Elevator maintenance appeared to have been over budgeted LY so has been reduced for 2018. Elevator phones costs decreased as we changed the way the elevators are monitored. The Master fees came down.

Don Volk distributed preliminary full year 2017 financial summary. This is not finalized as information is still outstanding from Argus accounting staff. About \$20K will be moved from the Checking account to the reserve accounts as per the budget meeting in November 2017 to bring the reserve total to \$69K. Don believes the AP line is overstated; if so, excess will go to income. The P&L as marked by Don's handwritten notes will change a little, but will not change in any material way.

A question was raised by Barry Alberter about the Cable TV contract which will be up for renewal next year. Don reported that Comcast will be open to discussions in about 3 months. It was suggested that when the negotiations take place that adding internet access as a basic should be discussed with Comcast. Perhaps someone from building A could share their experience in their recent renegotiations. Unit owner of 601 had particular knowledge of that process.

General Membership Comments and Discussion.

Why should we have to have land lines to let people in the gate? Cell phones will work for elevator gate. Send maintenance request. Barry does not believe this works for the car gate, however. Judy Klingsick asked if AAON is working now; Ernie confirmed it was. Ozzy will now be changing filters for the system.

Mike Miller expressed thanks for repairing the exterior gate by his parking space.

We will look into an inexpensive camera security for the garage area as we don't want to wait for the Master to get it done.

Since the new rodent control company took over it appears that there has been no further damage to resident's cars or other property.

Allan Grant observed that the elevators have been working well consistently. The service contract for the elevators includes preventative maintenance, but it is doubtful how often it has actually been performed. This is being investigated.

Richard Claybaker asked about Ozzie's new setup, also Jerry's office. Ozzie and Jerry were asked by Building A as Building A have hired their own management and maintenance staff. Jerry's office is now in Building C ground floor storage (with Master and Building B contributing to offset the expense incurred by Building C). Ozzie's equipment is located in the generator tower building, as well as various utility rooms in Building B&C. His golf cart does not have a permanent shelter.

Colette Hallgren is working on a spreadsheet version of the Unit Owners, contact details, etc. It has not been updated in a few years. When she has completed compiling it, it will be sent to all owners to review their listings and submit corrections. Then it can be distributed in its final form.

Motion to adjourn was made by Allan Grant and seconded by Stacey Rehert. All members present votes to adjourn at 2:58pm.