



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

Board of Directors Special Meeting

Friday, May 11th, 2018 11:00AM

Costa Brava Condominium Clubhouse

232 Saint Augustine Ave.

Venice, Florida 34285

Meeting Minutes

The meeting was called to order by Ernie Bago at 11:01 am.

Notice of posting and mailing to the membership was made on May 9th and confirmed by affidavit.

Quorum was established with four directors present: Don Volk, Bob Wilson, Ernie Bago, and Gene McGowan (by telephone).

A motion to approve and waive the reading of the January 30, 2018 Director's Organizational Meeting was made by Bob Wilson and seconded by Don Volk. All directors present voted in favor and the minutes were approved.

Don Volk, Treasurer, gave his report. Overall, we are slightly over targeted 25% of budget after the replacement of the fire and safety alarm's CPU and usual beginning of year expenses. All 1st quarter dues received. Within the next two quarters expenses expected to decrease which should put us back in balance. Financials have been posted to the Argus website. The association's insurance is up for renewal. A motion was made by Bob Wilson to go with the Moody Insurance proposal and the same coverage and it was seconded. Consideration is being given to shopping around for quotes including all 4 associations for leverage in the future.

Bob Wilson will assist Ernie in gathering more information regarding silicone versus urethane material to be used for building roof coating. The professional opinion from an engineering firm could be pursued to assist in the review of the existing proposal received from Sutter Roofing.

Proposals from The Plumbing Connection and SPT considered for the cleaning of kitchen stacks. The cleaning frequency recommended is approximately every 3 to 4 years. It has been 5 years since one has taken place creating a safety issue with the risk of drains getting backed up. Arrangements to be made for Ernie and Bob to meet with Deanna from SPT to get more information regarding the process involved. SPT has performed cleanings for the B Building in recent years.

The cleaning of dryer vents to be postponed until the Fall season.

Soffit Repair proposals to be secured from several contractors.

Electric sub-meter panel to be installed by Sunshine Electric to obtain usage amounts owed from the Master Association.

Don Volk moved the meeting be adjourned and it was seconded by Bob Wilson. The motion carried and the meeting was adjourned at 11:48 am.

Respectfully submitted,
Olfa Reyes, LCAM
Secretary of the meeting