

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

BOARD OF DIRECTORS MEETING November 15, 2018

APPROVED MEETING MINUTES

1. Call Meeting to Order

President Ernie Bago called the meeting to order at 11:03 AM.

2. Determination of Quorum

A quorum was established with all five board members present: Ernie Bago, Don, Volk, Bob Wilson, Stacy Reherth and Gene McGowan. Manager Denise Duffina was present at the meeting representing Argus Property Management.

3. Confirmation of Proper Meeting Notice

Notice of meeting was mailed to the membership and posted as confirmed by affidavit and in accordance with Florida State Statutes.

4. Approval of Minutes: May 11, 2018

MOTION: Gene McGowan made a motion and Don Volk seconded to approve the May 11, 2018 Board of Directors meeting minutes as presented. All were in favor and the motion passed.

5. New Business

A. Discussion and Approval for the 2019 Proposed Budget

Treasurer Don Volk gave the following highlights: Even though the reserves are increasing 2.33%, there is a decrease in operating costs, partly because of a decrease in the Master Association fee. Income is being raised as more is expected to be made in interest, of which will go into the reserves account. Future expenses adding to the reserves' increase are: The cleaning of the sovent stacks for \$16,000, security cameras for \$9,470 and the replacing of the entrance code system for \$13,550. Items adding to the operating expenses of 2018 were: Aaon system repair for \$9,505, cleaning of dryer vents for \$2,000, a soffit repair for \$1,500 and window washing for \$1,600, all of which money is set aside for these. A discussion followed.

MOTION: Stacey Reherth made a motion and Gene McGowan seconded to approve the proposed 2019 budget as presented. All were in favor and the motion passed.

B. Project Updates

Ernie Bago gave updates on the following:

- Building Insurance Renewal – With Don Volk's guidance, the renewal figure came in under budget.
- Cleaning of Kitchen Stacks – These were mechanically cleaned for \$3,000. It took four men two days to complete.
- Roof Restoration – This has now been completed by Sutter Roofing using a membrane coating. The amount of \$3,200 was negotiated to encapsulate the elevator housing. Final walk through with the contractor will take place in a week.
- A needed sub electric meter was installed.
- The garage floor was power washed and car stops painted.
- Aaon System Dehumidifiers – There are two installed on the roof. The southernmost system unit has a leak and will be repaired on December 6th.
- Water Pumps – There are two water pumps, which work on demand. After just routine maintenance of cleaning and tuning, the pumps are working well, not running 24/7 and the water pressure is as it should be.
- Fire Alarm System Control Panel – The panel was replaced with rebuilt equipment, which will give it longevity.

C. President's Report

Ernie Bago reported on the following:

- Sovent Stacks – These are the bathroom waste stacks and need cleaning. The waste goes to the lift station. The Board presently has a proposal of \$15,600 for the anticipated four-day job.
- Dryer Vents – It was decided the Association decided to pay for the cleaning of the dryer vents for fire protection. This will be scheduled for 2019.

- Roof Tiles – These have never been cleaned before, but there are several blackened areas. There is an eco-friendly product which is sprayed on the tiles and left on. This is anticipated to be done in 2019.
- Soffit Repair – There is a small area outside of the office and will be taken care of.
- Window Washing – This was last done in February, 2018. There is \$1,600 set aside for this. A discussion followed.
- Entry System – The current system is obsolete. There currently is no way to add or delete entries in the directory code box. There are proposals to the Master Association for the main entrance and proposals for the elevator entry gate for Building C. There is money in the reserves to cover the expense. Stacey Rehert then went on to explain how the new system will work. The project is anticipated for January, 2019, but with no set date yet. Wiring and internet is being installed to set the building and main entrance up for security camera and video ability. This will take place in 2019, no set date yet. A discussion followed.
- Reserve Study – The last one for Building C was just done in 2018. He briefly reviewed the deferred maintenance items listed in the reserve study.
- Fire Inspection – There were no violations listed for Building C.
- Unit Owner Directory – Owner Colette Hallgren is updating the directory and will get it out probably next week.
- Annual Owner Meeting – A discussion followed. The annual owner meeting date will be Wednesday, February 6, 2019.

6. Director Comments

Ernie Bago thanked all the board members for their support. Boat Parade – He stated manager Denise Duffina will send an eblast out to owners asking for their guest lists. The entry of guests onto the property will be monitored by Brian LeBlanc, maintenance.

7. Membership Comments

- Owner Andrea Krogman asked if there were any plans to address water drainage on the second and third floors, further stating ponding of water on the second floor is significant. Ernie Bago responded, saying there are no plans at this time. He then explained after the walkway concrete waterproofing project was completed, the project engineer did a “quarter” test, and the result showed the amount of standing as insignificant. Ernie Bago offered to have maintenance use a squeegee on the catwalks.
- Owner Wayne Hallgren also asked if there were currently any rules of the Association in which to have owners’ hot water heaters compliant. A brief discussion followed. Ernie Bago explained about stack flooding in a condominium building and how no-fault in Florida works. Stacey Rehert offered the suggestion that maybe a discount could be given if enough owners want to replace their hot water heaters at the same time.
- An owner asked what the status was on the use of the green space. Ernie Bago replied there is a 9-person committee, that is considering sending out a survey to all the Buildings’ owners to find out their suggestions in this area.

8. Adjournment

MOTION: A motion was made by Don Volk and seconded by Gene McGowan to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 12:37 PM.

Respectfully Submitted,

Denise Duffina, CAM
Argus Property Management