

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

## ANNUAL MEMBERSHIP MEETING February 6, 2019

### MEETING MINUTES

#### **1. Call Meeting to Order**

Ernie Bago called the meeting to order at 2:00 PM.

#### **2. Determination of Membership Quorum and Certifying of Proxies**

A quorum was determined with 27 of the membership participation by proxy or in attendance. 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 a notarized affidavit and in accordance with association Bylaws and Florida State Statutes.

#### **4. Announcement of 2019 Board of Directors**

Ernie Bago stated no election is necessary as there are five vacancies and five candidacies were received. The 2019 Board of Directors introduced themselves: Ernie Bago, Gene McGowan, Stacey Rehert, Don Volk and Bob Wilson.

#### **5. Approval of Meeting Minutes: January 30, 2018**

MOTION: A motion was made by Allan Grant and seconded by Don Volk to approve the Annual Membership Meeting minutes of January 30, 2018 as amended by correcting a member's name on the third page from Judy Claybaker to Judy Klingsick. All were in favor and the motion passed.

#### **6. Officer Reports**

Don Volk gave the following financial report for the period ending December 31, 2018: Income - Dues collected were \$171,025, plus \$42,000 allocated to the Reserves. Master Association amount collected was \$68,884, for a grand total income of \$281,909. Expenses – Operating expenses were \$229,557, set aside to Reserves was \$42,000. The expense of utilities was \$66,401 (29% of expenses). The amount expensed to the Master fee was 30% at \$68,884. Ernie Bago added some other line items, such as insurance, is a large percentage of the budget. Don Volk said the financial report is on the website. An owner asked if the phone expense is for the entrance, to which Don Volk replied, no, that is the elevator phone.

Ernie Bago gave the following report to highlight completed maintenance items over the course of 2019: The insurance expense amount for 2019 is a savings of approximately \$6,000 over the previous year. The kitchen stack pipes were cleaned in July for the first time and roof restoration was completed by Sutter Roofing, warranted by a manufacturer's warranty. The garage striping and car stops were repainted. AAON system units – Both units are on a quarterly preventative maintenance program. They each have an expected life of 15 years. The south unit had developed a leak. The first obtained repair estimate was \$9,000. With the second estimate, which is the one chosen, was a bypass of the system leak, saving \$6,000. It was completed and the system is working. On New Year's Eve, a power outage knocked out the water pumps and elevator. A section of rotted soffit outside of the manager's office was repaired. Owner Colette Halgren updated the Building C Directory. A discussion followed. He then stated there will be a brief Board of Directors Organizational meeting immediately following the membership meeting, and owners are welcome to stay.

Ernie Bago introduced Denise Duffina, the Association manager. He gave the hours she and maintenance, Brian LeBlanc, are onsite each week.

#### **7. Committee Reports**

Stacey Rehert gave the following report on the new security entry system: The main gate and building security are outdated and service is increasingly difficult and expensive. All three buildings are replacing the building access systems, and the master is replacing the entry gate system. The new system will have RFID key tags instead of mechanical clicker fobs. The tags are much smaller and no batteries are required. Building access will be at the elevator and stairway doors with the key tags. Each owner can have multiple entries of their names and phone numbers to be dialed in the directory box. Temporary PIN numbers can be assigned to service contractors and vendors. Because the system is via the internet, long distance phone connection will not be an issue. The elevator is summoned to the ground floor when access is granted on the owners' phones. Currently, the RFID key tags can be used for access at the main gate, with a possible stick on reader decal for vehicles later. For the main gate entry by guests, they use the directory key pad to contact the

unit owner. The owner's phone rings, owner answers then presses the yet to be designated key to command the gate to open. The adding, deleting and editing residents' information for the database will be maintained online by the CAM and/or designated board member. The RFID key tags are readily available. Ernie Bago said two volunteers to become system trainers. Three volunteers came forward; Judy Bago, Mike Miller and Diane Paxman. Ernie Bago stated the current building fence locks will be removed. RFID key tag readers will be installed at the elevator and both stairwell doors. The Master will also have a reader at the main entrance to the campus along with a long-range reader for vehicle decals. The main entrance system will be installed after all three buildings' systems are installed and running. Building A is presently having their cameras installed. A discussion followed. Building C cameras should be up and running within the next week or so. Stacey Rehert said she will eblast a form to owners of the names and cell numbers for the box. Gene McGowan stated he and his wife are in a building with this system and it is a definite upgrade and pleasant to use.

## **8. Unfinished Business**

### **A. Dryer Vent Cleaning**

Manager, Denise Duffina, stated four vendors had initially been contacted. Two responded; Paradise Cleaning and Vent Solutions. Ernie Bago stated Paradise has been used in the past. He explained all units have booster fans. He would like to have Paradise out again to meet with and work with the manager to get the cleaning done.

## **9. New Business**

### **A. Replacement of Hot Water Tanks**

Wayne Halgren reported: Life expectancy of hot water tanks is 8 – 12 years, and should be proactively replaced before the end of their expected life. He spoke with the city planner and has met with six different plumbers. He and Don Volk are each replacing theirs next week at \$1,410 each for a 50-gallon tank, six-year warranty on the tank and a six-year one on parts and labor. This also includes streamlining the piping and valves. A discussion followed.

## **10. Member Comments**

- An owner has a unit up for sale in Building A. Why is Building A maintenance fee \$200 less per month than Buildings B and C? Ernie Bago replied there are lots of reasons; Building A's handling of deferred painting, expenses and reserves and their building not having the added electrical and maintenance expenses of an AAON system.
- An owner stated they want an electric car. What do they have to do to get electricity at his parking spot? Ernie Bago replied in the past, the board had given thought to installing a charging station. He stated he can't really give any definitive reply at this time. Things the board may have to consider would be installation pricing and possible legality. A discussion followed.
- Owner of unit 215 stated last year there had been two separate accidents on the catwalk near their unit; one their daughter fell because of ponded water at their unit and the other a friend's daughter slipped in October. She stated an email has been sent with this history to the manager's email. Ernie Bago stated the work and engineer reports on the catwalks, and owners' emails are well documented.
- An owner stated they found large boxes in the dumpster. They should be broken down and put in the recycling. Also paper and glass are not to be comingled.
- An owner said stairwells must be kept clear of items.
- An owner gave a special thank you to the board, manager and maintenance.

## **11. Adjournment**

MOTION: A motion was made by Stacy Rehert and seconded by Henry Wise to adjourn the meeting. All were in favor And the motion passed. The meeting adjourned at 3:28 PM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management