

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

**BOARD OF DIRECTORS ORGANIZATIONAL MEETING
February 6, 2019**

MEETING MINUTES

1. Call Meeting to Order

Ernie Bago called the meeting to order at 3:37 PM.

2. Determination of Quorum

A quorum was established with all five board members present: Ernie Bago, Don Volk, Bob Wilson, Stacy Reher 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 posted in accordance with Florida State Statutes and the Association's Bylaws.

4. Approval of Meeting Minutes: November 15, 2018

MOTION: Bob Wilson made a motion and Don Volk seconded to approve the November 15, 2018 Board of Directors meeting minutes as presented. All were in favor and the motion passed.

5. New Business

A. Election of Officers

MOTION: Gene McGowan made a motion and Stacey Reher seconded the 2019 Board of Directors officer positions remain the same as in 2018. All were in favor and the motion passed.

2019 Board of Directors
Ernie Bago - President
Gene McGowan - Vice-president
Don Volk - Treasurer
Stacey Reher – Secretary
Bob Wilson – Director At Large

B. Determination of Bank Signers

Ernie Bago stated the bank signers will be the same as in 2018.

C. Appointment of Representatives to the Master Board

Ernie Bago announced the representatives to the Master Board for 2019 will remain the same as for 2018: Ernie Bago, Gene McGowan and Stacey Reher.

D. Additional Items of Discussion

- House Rules and Regulations – Ernie Bago stated the association documents do allow for this, and he'd like to get some drafted for the Board to consider adopting, including rules for remodeling and renovating of units. A discussion followed. Bob Wilson volunteered to work up a draft of rules and present to the Board of Directors.
- SoVent Stacks – Ernie Bago gave an overview based on a proposal from Blue Works. A discussion followed and included questions such as, 'Is it critical to do now', 'how often should they be cleaned' and 'Is there enough money in the budget'. Don Volk stated there has been \$16,000 budgeted in the 2019 reserves for this work. Ernie Bago said he will converse with president of Building B as to the results of getting their SoVent stacks cleaned.

MOTION: Stacey Reher made a motion and Gene McGowan seconded to move forward with the cleaning of the SoVent stacks pending any contrary information from Building B. A discussion followed. Ernie Bago called for a vote. All were in favor and the motion passed.

- Roof Anchors – Ernie Bago stated Building B was in receipt of a proposal from ProBel for a 10-year certification at a cost of \$14,895, and for annual inspections to be billed separately at a cost of \$595. Also property manager Denise Duffina is working to get a quote for Building C, as well as a second quote from another vendor. A discussion followed.

- Water Heater Rules – Owner Wayne Hallgren iterated what he had stated earlier in the annual membership meeting; that the life expectancy of water heaters is 7, 10 or 12 years, depending which plumber you ask. A discussion followed. Bob Wilson will incorporate water heater rules of 10-year replacement into the draft he will work on of rules.

MOTION: Gene McGowan made a motion and Stacey Rehert seconded to adopt a rule that owners' water heaters must be replaced every 10 years and documented via an association drafted form identifying the unit number, date of installation and the serial number of the water heater. Further discussion followed. Ernie Bago called for a vote. All were in favor and the motion passed.

- Building Cameras – Stacey Rehert stated the installation of the camera system for the building is \$9,470, which is in addition of the \$15,560 cost to install the telephone entry security system. There will also be a hosting fee of \$47.50 per month to be paid annually. A discussion followed.
- Comcast Cable TV Contract – Ernie Bago stated he knows the expiration date is coming up later this year, and that the association manager is attempting to obtain a copy of the contract from Comcast. A discussion followed.

6. Owner Comments

No owners were present to comment.

7. Unfinished Business

There was no unfinished business.

8. Adjournment

MOTION: A motion was made by Don Volk and seconded by Ernie Bago to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 4:33 PM.

Respectfully Submitted,

Denise Duffina, CAM
Argus Property Management