

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

BOARD OF DIRECTORS SPECIAL MEETING

March 1, 2019

MEETING MINUTES

1. Call Meeting to Order

President Ernie Bago called the meeting to order at 11:02 AM, and thanked everyone for coming. There is a new Board, and each director brings diverse skills to the table to serve the Association.

2. Determination of Quorum

A quorum was established with all five board members present: Ernie Bago, Don, Volk, Bob Wilson, Stacy Reherst 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: February 6, 2019

MOTION: Gene McGowan made a motion and Don Volk seconded to approve the February 6, 2019 Board of Directors meeting minutes as presented. All were in favor and the motion passed.

5. New Business

A. Board Discussion Regarding Standing Water

President Ernie Bago gave a summary of the project of Fall, 2015 of the building exterior, catwalks and balconies, which included delamination repairs, waterproofing adding an engineer-recommended aggregate and painting of the building. Foam repairs were also part of the project. A civil engineer gave the specifications of the work scope for the contractor to follow. The project was supervised by the engineer. After final inspection, the engineer signed off the project as having been completed satisfactorily to the specifications. On days the maintenance man, Brian LeBlanc, is on campus after a hard-driven rain, he will push any standing water toward the outside edge of the catwalks to facilitate the water drying and drainage process. An owner asked if the decision the Board of Directors had made is acceptable. Board Vice-president, Gene McGowan, responded by saying they were grateful the project had a professional engineer and a performance bond. He went on to say today's meeting is to address two issues; pooling water and the Krogman's daughter and her friend, who fell. The Board of Directors had met this morning with legal counsel, not just as a concern of the Board, but of the Association as a whole. The Board of Directors reviewed the engineer report. More than the norm of nonslip aggregate was applied to the catwalks to ensure no slippage. There will always be pooled water because of the rains. He further stated much as the Board cares about the concerns for safety, they also feel, based on all facts, there is nothing left that can be done and resolved.

- Owner of 913, Marc Kappinga, stated he had the same problem at one of his houses, so he made a small hole and put in a tube. It drains the majority of the water. Ernie Bago responded the Board had thought of that until they heard of an owner in Building B who tried it and ran into rebar. He further stated it was his understanding the catwalks were originally sloping towards the unit doors, so the builder added another layer to correct the sloping.
- Owner of 216, Terry Frazer, stated he's had to use a vacuum to suck up the rainwater on his floor. He suggested maybe a stiff brush to also loosen any dirt would help. Ernie Bago stated maintenance regularly pressure washes the catwalks.
- Owner of 215, Andrea Krogman, stated she is an original owner, and since the completion of the project, the pooled water is worse than before the project. She feels the roughness of the nonslip keeps the water from running over to the edge, and the company who applied it should have to come back to correct for a better water flow. Ernie Bago read aloud the project's work scope of water testing, which he witnessed. Andrea Krogman stated she had reported the problem at the time of the first punch list. Ernie Bago stated he had copies of all the punch lists, and that is not on any of them. Andrea Krogman then asked if there was any chance the Board could go back on the project contractor, warranties, etc. Gene McGowan replied no, the Board had already signed off the project. Andrea Krogman said she had shown the project owner (Mario), who said he'd tell the Board, and it would be taken care of, and she would like a copy of the project paperwork to see if there is any recourse with the contractor. She said her wish is to correct those parts of the walkway by restoring it to how it was prior to the project. Gene McGowan replied the contractor had no authority with which to speak for the Board. He further stated the Board of Directors has reviewed the stated concerns, proposal, work completed and reports. The

Board signed off at end of project completion. The Board collectively feels there is no recourse to take with the contractor.

- Owner of 316 – Judy Bago asked Andrea and Mrs. Frazer if the standing water last long. She uses a stiff-bristled broom to push the water.

In conclusion, Ernie Bago iterated the Board sees no recourse and maintenance will now include pushing standing water toward the drainage holes on the second floor with a stiff-bristled broom.

B. Rules & Regulations Document

Ernie Bago stated Board Director, Bob Wilson, presented an initial draft of an Association rules document based on the Condominium Use Restrictions. Ernie Bago asked the Board to review and send their thoughts on it back to Bob Wilson. Water heater rules will be included in the document. Don Volk stated he and his wife had their water heater replaced, and when the plumber drained the old unit, there was found lots of rust and debris was inside of it. A discussion followed. Ernie Bago summarized by saying the Association Bylaws gives the Board of Directors the authority for drafting and adopting rules and regulations.

C. AAON System Update

Ernie Bago gave the following as a brief history: There have been problems with the system south unit. A technician had come and adjusted the setting, checked the humidity levels in troubled units. A condenser was patched for repair two months ago, and the unit was in working order. Ernie Bago stated he had spent most of a day with a recent technician, who made sure all settings and levels were optimal. The north unit was low in gas, which resulted in an output of warmer air. Gas was replenished, which brought humidity to acceptable levels. The technician checked for leaks, and there were none. Ernie Bago went on to explain an AAON unit's function is to bring into the condominium units fresh air, take humidity out of the incoming air and also has heat strips to use when needed. It is on the maintenance schedule to change the air filters every four to six weeks. A discussion followed.

D. Unit Owner Insurance Responsibilities

Ernie Bago said the Board of Directors had met this morning with legal counsel to ask what an insurable event is and what the Association's responsibility is. This was sparked by the leak event caused by a sixth floor unit owner's contractor. If it is an insurable incidence, it could be questionable about drywall replacement responsibility. The sixth floor unit owner turned their claim over to his insurance, which is subrogating to his contractor's insurance. The Association will pay for drywall replacement if it is the Association's responsibility. A discussion followed.

E. Entry System & Cameras – Update

Stacey Reherth gave the following update: The silver directory box at the building's entry is being replaced to a more modern type. She has been collecting information from building owners for the new box their names, unit numbers and the preferred phone number to associate with the name listed. There will not be a fob to use anymore, but rather a small RFD card reader at the ground-level elevator and stairwells. The current fob will no longer work on the stairwell ground floor entries once the new entry system installation is completed. The system is Wi-Fi based. Security cameras have now been installed on the building. Ernie Bago interjected that the Board is discouraging the four-digit codes because they end up getting passed out to too many people. There will also be a reader of a decal sticker on residents' cars for the campus main entrance gate. The cameras and videos are only for the use of reported incidents; they are not monitored. A discussion followed.

6. Director Reports

There were no further reports given.

7. Owner Comments

There were no further owner comments given.

8. Adjournment

MOTION: A motion was made by Don Volk and seconded by Stacey Reherth to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 12:31PM.

Respectfully Submitted,

Denise Duffina, CAM
Argus Property Management