

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

## BOARD OF DIRECTORS MEETING

February 7, 2020

### MEETING MINUTES

#### 1. Call Meeting to Order

President Ernie Bago called the meeting to order at 10:45 AM, and welcomed the Board of Directors and all present owners.

#### 2. Determination of Quorum

A quorum was established with four board members in attendance: Ernie Bago, Don Volk, Stacey Rehert and Bob Wilson. Gene McGowan was unable to attend. Manager Denise Duffina was present at the meeting representing Argus Property Management. In addition, four owners were present.

#### 3. Confirmation of Proper Meeting Notice

Notice of meeting was posted in accordance with Florida State Statutes.

#### 4. Approval of Minutes: November 14, 2019

MOTION: A motion was made by Stacey Rehert and seconded by Don Volk to approve the November 14, 2019 Board of Directors amended meeting minutes as follows in Line Item 6. A, first bullet point: "Projecting a slight increase in Fund Balance for 2019 of approximately \$600, provided there are no surprises in repairs and maintenance." All were in favor and the motion passed.

#### 5. Old Business

There was no old business.

#### 6. New Business

##### A. Air Handler

Ernie Bago stated both the north and south units are down for repairs as he passed to each board member the Detail Report from the reserve study of the AAON system and a copy of a report of AAON system repair expenses incurred by the association since August, 2015 through January 6, 2020 for a total of \$39,325.36. Preventative maintenance expenses for \$5,400 at \$900 quarterly can be deducted to realize a total repair expense figure of \$33,925.36. He stated the south unit has been the most troublesome. He referred the board to two repair quotes for the south unit; All Florida Mechanical Services for \$12,918, and Terry's Plumbing and Air for \$571. There is an under-warranty quote for labor only from All Florida Mechanical Services of \$2,183 for the north unit. He stated he feels a short-range plan to do what's needed right now to get the units up and running, and the board needs to develop a long-range plan to stop the constant repairs expenses, by looking at replacing the units. He recommends an engineer who is knowledgeable in this type of system should come and assess the building's needs. Also he wonders under the Florida Clean Air Act if there are regulations that even require the building to have a dehumidification rooftop system. Ernie Bago said the technician told him there is no health or mold risk if the units are not running. Stacey Rehert stated her and a few other owners have noticed mold in their showers since the units have been off, that normally is not there. Don Volk asked what the repair scope of the October 9, 2019 expense for \$4,771.83 was. There is only \$7,000 budgeted in 2020 for AAON repairs. Ernie replied the repairs were for the both units. Ernie Bago also gave each board member a copy of a quote from All Florida Mechanical Services for replacement of the south unit at \$49,890. Manager Denise Duffina stated she had asked All Florida's A-technician on his last visit if there are other manufacturers of rooftop dehumidification units, efficiency and pricing. He said AAON is the best, and what they manufacture now is even better than the units currently installed on the roof. A discussion followed.

MOTION: A motion was made by Stacey Rehert and seconded by Ernie Bago to obtain the services of a qualified mechanical engineer to specify what units are required and make recommendations for replacement of both the north and south AAON units. Quotes are also to be obtained. All were in favor and the motion passed.

Treasurer, Don Volk, stated reserves money of \$78,000 will be available in 2022 for AAON unit replacements. A discussion followed.

## **B. Verizon Payment**

Ernie Bago gave a copy of the final letter from Verizon's corporate office regarding the Waterfront Master Association seeking credit for data overage charges Verizon could not identify and for which they have denied giving any credit. He then gave a brief history of discovering the amounts of data overages and charges, he and manager, Denise Duffina, and later Joe Croteau of the Master Association seeking help through communication with Verizon several times back and forth with no results each time. Waterfront Master Association then filed a dispute to Verizon leading to their final decision letter. It is felt Building C is involved because the data overages started happening about the same time as the security camera installation. Installer, Sunshine Electrical, stood firm it was not caused by the cameras or error by Sunshine Electrical. In an act of customer goodwill, Sunshine Electrical paid \$1,200 to Waterfront Master Association to help deter the Verizon overage charges.

MOTION: A motion was made by Stacey Rehert and seconded by Ernie Bago to transfer \$2,527.50 from Building C operating account to the Waterfront Master Association in sharing cost of the data overage charges by Verizon. A discussion followed. All were in favor and the motion passed. Don Volk stated he had asked accounting to accrue \$3,210 as a dispute to fiscal year 2019.

## **C. Comcast Agreement**

Don Volk stated the current cable television agreement with Comcast is due for renewal February 5, 2022, with a minimum 90-day notification letter of nonrenewal to Comcast. Building B's Comcast renewal date is in July this year. Building B's board has opted to not renew. Their association documents do not dictate they must provide cable tv service for the building, but Building C's does and will take an owner vote to amend the documents so as to do away with association-expensed cable tv service. Bob Wilson stated technology is moving so fast, to renew with Comcast for another five years seems not to be a good idea. Also, owners should be made aware of the per unit current cost under the Comcast contract. A discussion followed.

## **7. Director Comments**

There were no further director comments given.

## **8. Membership Comments**

No membership comments were given.

## **9. Adjournment**

MOTION: A motion was made by Stacey Rehert and seconded by Ernie Bago to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 12:13 PM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management