

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

## BOARD OF DIRECTORS SPECIAL MEETING

July 29, 2020

### MEETING MINUTES

#### 1. Call Meeting to Order

This meeting was a virtual phone-in meeting only due to the COVID-19 pandemic. President Ernie Bago called the meeting to order at 10:03 AM and welcomed the Board of Directors and all present owners.

#### 2. Determination of Quorum

A quorum was established by roll call with all five board members in attendance: Ernie Bago, Don Volk, Stacey Rehert, Gene McGowan and Beth Dinse. 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.

#### 4. Approval of Minutes: February 25, 2020

MOTION: A motion was made by Stacey Rehert and seconded by Gene McGowan to approve the February 25, 2020 Board of Directors Organizational meeting minutes as presented. All were in favor and the motion passed.

#### 5. Old Business

There was no old business.

#### 6. New Business

##### A. President Updates Report

Ernie Bago reported on the following:

- In compliance with an association rule, all unit owners' hot water heaters have been replaced or are scheduled for replacement except for one. A discussion followed.
- All association insurance policies are in place. There was a second quote from Atlas Insurance Agency, but it was higher than Moody Insurance. Don Volk was instrumental in favorable final figures in his working with the Moody agent.
- Water Pumps – Had some outages and had to use Babe's Plumbing on an emergency call. To date, close to \$7,000 plus June amount of \$3,222, which we are still waiting on an invoice. The pumps have been running very well since the repair work performed in June. Still waiting for a filter system; not sure yet of pricing. The filter system is large and would have to go in the dumpster room.
- The overbudget amount for elevator repair of \$1,400 on Don Volk's financial report was to clean the buttons in the car. They had gummed up from disinfectant agents.
- Next week the trash chutes will be cleaned, and the chute door springs checked.
- The roof tiling was cleaned. A second trip by the vendor was necessary for some missed areas, which caused damage to some landscaping around the building. Some plants will be replaced, while the other plants will be monitored. Additionally, there is damage to the flat roof coating. The biocide cleaner used for the tiling left a strong stickiness to the flat roof coating. Waiting to hear back from a visit in which Sutter Roofing and a representative from the coating manufacturer had come out to look at the coating. The roof tile cleaning vendor knows the roof is still an open item.
- SoVent Stacks' Cleaning – Waiting on two vendors to come out to map, plan and update their bids.
- Fire Alarm Panel – Last week, an electricity outage blip caused the fire alarm panel to also go out. It's a problem with the annunciator, which will probably have to be replaced, but there are no new manufactured parts available anymore. Will have to search for a refurbished part. In 2018, a needed refurbished part was found for \$1,800. The electricity outage blip also caused an electrical issue with Diane Paxman's garage. We are waiting for pricing to replace the unit needed and for a refurbished part if it can be found. A discussion followed.

##### B. Replacement of AAON Units

Ernie Bago stated three bids came in for replacement of the two AAON units, which the Board has reviewed. They are from All Florida Mechanical, Superior AC and Tri-County AC. Thanks to Wayne Halgren for asking for transparency, we were able to see how much the actual manufacturer's pricing on the units is. Year-to-date,

already approximately \$9,000 has been spent on repairs for the two units. Wayne Halgren then spoke, filling the Board in on Tri-County AC, saying he was impressed with them. He and the Dinses also use the company for their unit air conditioning systems. The Association has spent over \$45,000 on the AAON units through the last few years. Tri-County's proposal is \$25,000 less than the lowest of the other two vendors. Since the AAON's initial installation when the building was built, the city code has changed and now vents on the roof near the installed units must be moved. An estimate was received from Premier Plumbers for approximately \$650 to move the vents. Tri-County feels it can be done differently and will include in their scope of work. A discussion followed.

MOTION: A motion was made by Stacey Rehert and seconded by Gene McGowan to accept the proposal of \$72,765.00 from Tri-County to replace both the north and south AAON units in the one job. A discussion followed. A vote was called for by Ernie Bago. All were in favor and the motion passed.

After the vote, a discussion followed. Don Volk noted the 2017 reserve study had the replacement for the AAON units for 2022 at a cost of \$75,000. He did a revised schedule adjusting with a 13-year life and can now afford the expense in 2020. With the expense, the reserves account balance by year's end will be \$24,655, so the account is in good shape. A discussion followed.

#### **7. Director Comments**

Gene McGowan said he is pleased with the due diligence and hard work the Board puts in. He added he thinks the reserves could be an issue.

Ernie Bago said the fire alarm reserve item must also be a high priority. Right now, it is working as it should. He will keep everyone posted as more investigating is done.

#### **8. Adjournment**

MOTION: A motion was made by Gene McGowan and seconded by Stacey Rehert to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 11:08 AM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management