

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

BOARD OF DIRECTORS SPECIAL MEETING

November 13, 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 10:08 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 Reher, 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: July 29, 2020

Ernie Bago reviewed the items of the July 29, 2020 meeting minutes.

MOTION: A motion was made by Stacey Reher and seconded by Ernie Bago to approve the July 29, 2020 Board of Directors meeting minutes as presented. All were in favor and the motion passed.

5. Old Business

There was no old business.

6. New Business

A. Roof Warranty

In reviewing the timeline of events leading to the realized damage to the roof, Ernie Bago firstly stated the vendor, Clean Up Group, has been used previously throughout the campus for many things, as they are a reputable company with good reviews. After Clean Up Group had come for the initial visit of service to clean the roof tiles, he noticed on Google Earth there was black on some of the roof tiles. He contacted Clean Up Group to request service to clean missed tiles and they came and cleaned the missed tiles. The second visit by the vendor to clean the missed tiles caused an overspray onto the flat roof and some plants around the building of the biocide cleaner used. He then reviewed the emails he had forwarded to the rest of the board as from the ER Systems Manufacturing representative, Steve Killen, Aaron Vento of Sutter's Roofing, Bill Donathan of Clean Up Group and association manager, Denise Duffina. After Steve Killen stated the warranty would be cancelled if an entire flat roof recoating was not done to keep the remaining eight years' worth of the warranty, a proposal was received from Sutter's Roofing for \$16,542, but included the flat roof and the lower flat roof. Ernie Bago stated he and maintenance, Brian LeBlanc, went together yesterday on the lower roof for damage. The lower flat roof had no roof cleaner overspray. On October 2, 2020, manager Denise Duffina was instructed by himself to send an email to Bill Donathan making him aware the roof damage is still an open item, and sent him a copy of letter from Steve Killen about the warranty and a copy of Sutter's Roofing's proposal to recoat. There was no reply. Denise Duffina then telephoned Bill Donathan, who, in her opinion, was getting defensive. There was no more communication from Bill Donathan until Ernie Bago and Denise Duffina together telephoned him on November 9, 2020, reviewing the previous telephone conversation between him and Denise Duffina. Don Volk stated the Waterfront Building C association does not have insurance for vendor malpractice, and that the board should have the association's attorney write to Bill Donathan and ask him what he is going to do. Stacey Reher noted Steve Killen on November 3, 2020 was asking what the board's decision is about the warranty. A discussion followed.

MOTION: A motion was made by Gene McGowan and seconded by Stacey Reher to refer the roof warranty matter to the attorney. All were in favor and the motion passed.

Stacey Reher said she could put together an executive factual summary for meeting with the attorney, and Ernie Bago stated that would be fine.

B. Kitchen Stacks

Ernie Bago stated Blueworks had provided a courtesy video of the pipes, and who reported there was scale in the SoVent stack pipes, but a cleaning was not needed at this time. Premier Plumbers was hired to video 24 stacks, which also included kitchen stacks and laundry stacks. The kitchen stacks showed a great deal of grease and oil sludge. The plumber with Premier Plumbers suggested a microbe cleaner called Bio One Bacterial can be used in each kitchen drain for stack cleaning maintenance. He also said, in his professional opinion, the SoVent pipes did not need cleaning at this time and could monitor by videoing every two years. Ernie Bago stated the last time the kitchen stacks were cleaned was May, 2018. He suggests they clean the kitchen stacks now and video after a year. He then asked Wayne Halgren to report further on Bio One as he was with the plumber from Premier Plumbers. Wayne Halgren said the plumber told him it works so well, that the plumbing industry is losing work to clean kitchen stacks because of it. A discussion followed. Beth Dinse offered she and her husband could take on the task of once a month application of the Bio One in each unit. More discussion followed.

MOTION: A motion was made by Beth Dinse and seconded by Stacey Rehert to have the kitchen stacks professionally cleaned. All were in favor and the motion passed.

7. Director Comments

Stacey Rehert asked if there should be an official vote on deferring the cleaning of the SoVent stacks.

MOTION: A motion was made by Stacey Rehert and seconded by Don Volk to defer at this time the cleaning of the SoVent stacks by a certified plumber as based on the professional opinion of the plumber from Premier Plumbers, re-inspecting by video in one year. All were in favor and the motion passed.

Ernie Bago said owner Dan Hausmann had water intrusion under his flooring after Tropical Storm Eta, which came on November 11, 2020. After going on the roof, it does not appear to be the roof, but may be the gingerbread. Wayne Halgren also had water intrusion from his window and that may be the aged sealant. When the building is painted is when window sealant is done because the painters can use their equipment to reach the windows. Stacey Rehert mentioned the next painting is not due, though, until 2025. A discussion followed.

8. Adjournment

MOTION: A motion was made by Stacey Rehert and seconded by Don Volk to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 12:09 PM.

Respectfully Submitted,

Denise Duffina, CAM
Argus Property Management