

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

BOARD OF DIRECTORS MEETING November 30, 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 10:00 AM and welcomed the Board of Directors and all present owners. He stated the main purpose for this meeting was for the Board to review and approve the proposed 2021 budget and reserves.

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 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: November 13, 2020

Ernie Bago reviewed the motion items that were passed in the November 13, 2020 meeting minutes. A discussion followed.

MOTION: A motion was made by Don Volk and seconded by Beth Dinse to approve the November 13, 2020 Board of Directors Special Meeting minutes amending to read: Item 6A. Roof Warranty - "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". All were in favor and the motion passed.

5. Old Business

There was no old business.

6. New Business

A. Discussion and Approval Vote for the 2021 Proposed Budget

Ernie Bago gave kudos to Don Volk lauding his responsibility in the preparation of the 2021 proposed budget, keeping up with the status of the reserves and his overseeing of the insurance renewals. Don Volk explained each year's proposed budget is prepared based on year-to-date latest expense figures to arrive at an estimate, with the biggest unknown being building maintenance and repairs. He then gave a summary for the proposed budget and reserves as follows:

2020 Operating Fund Results

Projecting a decrease in Fund Balance for 2020 of approximately \$5,800.

There were multiple one-time expense items in 2020, including AAON repairs, elevator repairs and fire alarm repairs.

Fund Balance is projected to be approximately \$47,000 at December 31st, which is approximately three times monthly expenses.

2021 Budget Highlights

Dues increase approximately 4% from 2019, and includes planned reserves increase of 2.4% yearly inflation.

Increases include a 1 % Master fee increase and 2.6% reserve increase.

Budget decrease in Repairs and Maintenance due to new AAON system units.

Budget increase in insurance due to new appraisal.

Reserve Fund Highlights

Replaced AAON system two years early.

Did not have to clean Solvent stacks in 2020.

Don Volk stated the cost of a contractor for the recent water intrusions. Ernie Bago stated a reputable contractor, RL James, was called, but had to reschedule. Owner Dan Hausmann stated his unit had water intrusion from Tropical Storm Eta earlier the month of November, and there has been shrinkage. Ernie Bago stated before this

time, there was water intrusion at a window from a strong eastern blowing rain. Contractor RL James came and looked and surmised it probably was a pinhole in the caulking around the window. A discussion followed.

MOTION: A motion was made by Gene McGowan and seconded by Stacey Reherth to approve the proposed 2021 budget adding \$5,000 to the repairs and maintenance line item for a total of \$15,000, changing from a 2% increase to a 4% increase in the quarterly assessments. A discussion followed. Roll call for the vote was called and the Board of Directors voted as follows: YES, Gene McGowan, Stacey Reherth, Beth Dinse; NO, Don Volk and Ernie Bago. The motion passed 3 – 2.

B. Project Updates

Ernie Bago gave a reporting of updates as follows:

- AAONs Project – Was headed up by Wayne Halgren. The units were replaced this year due to numerous repairs costing over \$30,000 in a year. Three bids were obtained. The association was able to realize approximately \$30,000 in savings. The repair line item for the AAONs is greatly reduced.
- Kitchen Stacks – These will be cleaned in January. Then a monthly biocide used by each unit in the kitchen drain is very cost-effective and works to keep the kitchen stacks clean. There will be more information coming soon.
- Water Intrusions – Will get contractor RL James to assess and remedy.
- Roof Warranty – Gave an update the association attorney has sent a letter to Clean Up Group to begin insurance claim.
- Fire Alarm Panel – It is outdated. Buildings A and B have already replaced theirs. A refurbished part has been installed in the panel and the system is presently up and running.
- The water pumps and elevators are operating well. This year the pumps were cleaned, and the pressure was raised.
- Exterior windows will be cleaned on December 14th.
- Bike Theft – The cameras were instrumental in arrests and arraignments.
- All pipe stacks on the roof have been identified by Wayne Halgren. Beth Dinse and Stacey Reherth then mapped and labeled each one.
- Beth Dinse took on the project of identifying and labeling all the electrical room circuit breakers and did a great job.
- Colette Halgren of Building C is a master at gardening and used her talent at the planters at the elevator. She also is co-chairperson of the landscape committee. In addition, she takes care of issuing an owner directory for Building C each year. She is much appreciated.
- Hot Water Heaters – All but one has been replaced. Awaiting status update.
- New Faces – Tenant Linda O'Brien is in 813. New owners are Mark and Becky Davis, 812 and Dan and Regina Hausmann, 815.

7. Director Comments

Gene McGowan asked if vendors who do work in the building are being asked to provide proof of license, bonding, insurance and to wear masks. Ernie Bago answered yes, and suggested a "Mask Required" sign be posted for using the elevator. A discussion followed.

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 11:25 AM.

Respectfully Submitted,

Denise Duffina, CAM
Argus Property Management