

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

## BOARD OF DIRECTORS SPECIAL MEETING

January 18, 2021

### 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 10:05 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. There were also four owners in attendance.

#### 3. Confirmation of Proper Meeting Notice

Notice of meeting was posted in accordance with Florida State Statutes and emailed to the Board of Director members.

#### 4. Old Business

##### A. Roof Warranty

Ernie Bago stated it is his opinion only through his involvement of the roof warranty issue he supports the \$12,800 settlement offered by Clean Up Group and to not recoat at this time, thus eliminating the warranty for the upper roof. Today's decisions for the Board to consider and vote on today is two-fold; whether to accept the vendor's settlement offer of \$12,800 for the upper roof only, and to agree or disagree to recoat. A discussion followed.

MOTION: A motion was made by Don Volk and seconded by Ernie Bago to accept the settlement offered by Clean Up Group of a \$10,000 check now and window cleaning for 2021 valued at the 2020 cost of \$2,800, with the \$10,000 check to be put into the reserves. Discussion followed regarding the vendor's request of a full release from the Waterfront Building C Association. Don Volk decided to reword his motion, so no vote was taken.

MOTION: A motion was made by Don Volk and seconded by Gene McGowan to accept the settlement offer by Clean Up Group of a \$10,000 check now and put it into the reserves. The additional \$2,800 offer for the 2021 window cleaning to be a credit on the Association's account with Clean Up Group and Clean Up Group would not bill more than \$2,800 for the window cleaning. The Association's release to be given through a letter of agreement executed by the attorney and signed by both Clean Up Group and the Association agreeing to same and upon receipt of both the \$10,000 and the \$2,800 credit memo. All were in favor and the motion passed.

Ernie Bago stated he will get the motion information to the attorney. Beth Dinse asked what if there were repair situations to come up before time to recoat again. Could repairs be paid from the \$10,000? Don Volk answered yes, that putting the money into reserves is self-insuring for the Association. A discussion followed.

MOTION: A motion was made by Gene McGowan and seconded by Stacey Reher to not recoat the roof at this time and to put the \$10,000 offered check and the \$2,800 credit memo into the reserves. All were in favor and the motion passed.

Ernie Bago stated the following:

- Just as a matter of information, neither Florida Statute 718 nor the Association's Bylaws say an election candidate is ineligible if in violation of a rule.
- As stated in the Association documents, all members, residents, guests and service providers are to follow rules. A member asked him if a rule could be added to include masks are to be worn in all indoor areas, including the elevator, and on catwalks if social distancing is not possible. A discussion followed.

#### 5. Adjournment

MOTION: A motion was made by Stacey Reher and seconded by Don Volk to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 10:45 AM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management