

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

**BOARD OF DIRECTORS BUDGET MEETING  
November 29, 2021**

**MEETING MINUTES**

**1. Call Meeting to Order**

This meeting was a virtual phone-in meeting. President Stacey Rehert called the meeting to order at 10:05 AM.

**2. Determination of Quorum**

A quorum was established by roll call with five board members in attendance: Stacey Rehert, Gene McGowan, Don Volk, Wayne Hallgren and Beth Dinse. Manager Denise Duffina was present at the meeting representing Argus Property Management. There were also nine owners in attendance.

**3. Confirmation of Proper Meeting Notice**

Notice of meeting was mailed to all owners, posted in accordance with Florida State Statutes and emailed to the Board of Director members as evident by notarized affidavit.

**4. Approval of Minutes: February 16, 2021 and April 1, 2021**

MOTION: A motion was made by Wayne Hallgren and seconded by Beth Dinse to approve the February 16, 2021 meeting minutes as presented. All were in favor and the motion passed.

MOTION: A motion was made by Don Volk and seconded by Beth Dinse to approve the April 1, 2021 meeting minutes as presented. All were in favor and the motion passed.

**5. Old Business**

Stacey Rehert said she would cover old business items under her president's report.

**6. New Business**

**A. President's Report**

Stacey Rehert reported as follows:

- The association property insurance renewed in June. She gave kudos to treasurer Don Volk for his due diligence in the renewal process, and for his good work in budgeting and gathering insurance quotes.
- The Comcast cable tv bulk contract is due to expire February 5, 2022 and will auto-renew for another five-year period with annual price increases unless the association did nothing to stop the auto-renewal. The per unit amounts presently are over \$50 per month. With the current pricing and annual increases, the board decided it was not a good deal for the building residents and opted not to renew the bulk contract. If owners/residents have a personal account with Comcast, they can take advantage of vacation mode, whereas under the bulk contract you can't; payment continues whether residents are here or not. Per the bulk contract terms, a letter of nonrenewal to terminate with Comcast was already sent to be received 90 days from the renewal date of February 5, 2022 and was acknowledged by the company. Comcast had said they will send information to the individual owners for cable tv and to include internet about 30 days in advance of the bulk contract expiration date of February 5, 2022.
- Kitchen drains/stack pipes – The association has the stacks cleaned periodically. One of the quoting plumbers advised if the monthly biocide was put down the kitchen drains, may not have to clean those stacks as often as previously.

- She asked the membership if one of the abandoned bicycles belongs to you, please remove it from the rack. Additionally, when an owner is not in residence in the building, the bicycles are to be stored in the unit. The rack is only for use if you are here.
- Please be mindful of the rules in the rule book regarding modifications. Unit modifications should not take place during the year except May 1<sup>st</sup> through October 31<sup>st</sup> only.
- Since Colette and Wayne Hallgren have sold their unit, manager Denise Duffina will take over the updating of the Building C directory from Colette Hallgren.
- Argus Property Management has been purchased by a company called RealManage. Transition is not yet complete.
- The elevators have been performing well. Manager is still searching for an elevator maintenance replacement company who are more responsive.
- The water pumps have been working well, but they will have to be replaced before the end of their life expectancy. The board and management are keeping an eye on it.
- A new cart for building resident use has been purchased and is in the north stairwell.
- Please remember Brian LeBlanc in maintenance works for not only Building C, but also for Building B and the Master. He is not to be used by owners to look at issues in their units.
- Farewell to owners Wayne and Colette Hallgren, who will be leaving in December and will be missed as friends, he as a board member who helped with much footwork in the obtaining of new AAON units, plus for help on the water pumps, she as the head of the landscape committee for the master association. Both have always been ready to help.
- There will be vacancies on the board for 2022 and so the association will need board volunteers. The terms are one year and you do not have to live here full-time.

Dan Hausmann asked if anyone else had been having trouble with the button to open the door sticking. A discussion followed.

## **B. Windows**

Stacey Rehert said this subject today is only for discussion; a decision will not be made yet. She then gave the history of the leaking situation. Before a tropical storm in November, 2020, which produced a lot of wind-driven rain, there has been sporadic water intrusion from under some windows. The east and south side of the building were pummeled by the storm resulting especially in unit 815 with water in their den and dining room, as well as several units below them. Wayne Hallgren became involved, met and talked with contractors and asked them questions. Differing quotes were received from contractors. There was an issue in getting the contractors to come out to look and the putting together of their quotes in a more timely fashion. Wayne Hallgren explained the windows are of good quality. It has not been easy in working towards a decision and getting the job done as each contractor has a different slant. He did say there are two major points; The exterior sills have a trench water has been forming through time and these sills need to be refloated or releveled. One quote from JB Painting was the least impressive, whose slant was caulking and leveling was needed on the "T" section in the middle of the window. Howell Construction noted gaps on the south windows. The contractor with Complete General Contracting was most impressive, but did not pick up on the gapping, but did see the trenching on the sills. Wayne Hallgren said two of the three contractors noted the "T" issue. A discussion followed. Stacey Rehert said the costs range from \$9,000 to \$57,860. Wayne Hallgren state he would like to see Complete General Contracting and Howell Construction both come back out then pick one of them for the repairs. Whichever one is chosen would need to provide a guarantee of no leaking after the repair.

### **C. Fire Alarm System**

Stacey Rehert stated the fire alarm panel is as old as the building. The other two Waterfront buildings have already replaced their panels. Building C has had refurbished parts installed. Everything is working well, but at some point it needs to be replaced. The present panel is not manufactured anymore and the ancillary devices are not compatible. Panel replacement is not scheduled for 2022, but she wants the board to be mindful of it on the back burner because the schedule may need to be moved forward.

### **D. Proposed 2022 Budget – Consideration and Vote**

Treasurer Don Volk gave a brief overview of the proposed 2022 budget positive operating expense proposals for 2022:

- Due to the AON units being replaced in 2021, the repairs budget has been decreased.
- The Comcast Cable contract will not be renewed resulting in a decrease for cable TV.

Negative operating expense proposals for 2022:

- Electric has increased due to an increase from FPL Insurance has increased due to premium increases in the whole state of Florida.
- Legal/ professional has increased to cover anticipated expenses for a reserve study and a state required insurance appraisal.

Reserve Schedule-

- An increase in required reserves has been provided to cover estimated replacements earlier than anticipated for the AON system in 2021, the fire alarm system and the water pumps.

A discussion followed.

MOTION: A motion was made by Gene McGowan and seconded by Wayne Hallgren to approve the 2022 budget and reserves as proposed. All were in favor and the motion passed.

### **7. Owner Comments**

- Dan Hausmann stated he needed the meeting access information for the master meeting on November 30<sup>th</sup> at 2:00 pm.
- Brian Smith said he appreciates all the work the whole board and manager Denise Duffina has done.
- Adam and Nicole Holden introduced themselves as the new owners of unit 712. They said everyone is so nice. The new cart is great.
- Michael Grossman said he and his wife Hilda are fairly new owners of unit 714 and agrees everyone is very nice and the board is doing a good job.

### **8. Adjournment**

MOTION: A motion was made by Don Volk and seconded by Gene McGowan to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 11:30 AM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management