

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

**BOARD OF DIRECTORS EMERGENCY MEETING**

**January 12, 2022**

**MEETING MINUTES**

**1. Call Meeting to Order**

This meeting was a virtual phone-in meeting. President Stacey Rehert called the meeting to order at 1:01 PM.

**2. Determination of Quorum**

A quorum was established with four board members in attendance: Stacey Rehert, Gene McGowan, Don Volk 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 posted in accordance with Florida State Statutes and emailed to the Board of Director members and all unit owners of Building C as evident by notarized affidavit.

**4. New Business**

**A. Fire Alarm System Project**

Stacey Rehert gave a brief summarization of the fire panel situation as follows: The panel failed on January 8, 2022. It cannot be repaired; it must be replaced. The building was placed on fire watch, which per the City of Venice fire marshal, is mandated as a building patrol every 30 minutes around the clock. The board of directors is in possession of replacement quotes from last summer. Piper Fire is the most available and the proposed panel system is a notifier system similar to the old system and is nonproprietary. There is an approximate increase in cost by \$4,000 over last summer's quote, making the current price \$28,688 plus an option to replace the 36 exterior speaker strobes for an additional \$5,954. Piper Fire said they will get approval from the Venice fire marshal to do a quick start as an emergency system swap. By installing certain components of the system first, this will get the building off of fire watch. Then as the rest of the parts come in they will complete the installation and be at the point of final inspection for the permit. A discussion followed.

Treasurer Don Volk stated there is \$25,000 in the reserves to pay toward the new fire alarm system. The other \$6,000 if and when that is done will be determination of how it's paid for. An updated reserve study will be done this year, and depending on new figures, it may affect next year's reserve figures. A discussion followed.

**MOTION:** A motion was made by Gene McGowan and seconded by Don Volk to approve the Piper Fire quote of \$28,688 for installation of a Honeywell Silent Knight fire alarm system. All were in favor and the motion passed.

Stacey Rehert said in the meantime waiting for the new system installation, the building is under fire watch. She stated she and manager Denise Duffina are looking into a company to provide fire watch patrolling. It's \$46.50 per hour, midnight to 6:00 am. She figures residents can handle the daytime hours for fire watch. Ernie Bago gave the repair history on the present panel. A discussion followed.

MOTION: A motion was made by Gene McGowan and seconded by Beth Dinse to approve 24-hour fire watch service not to exceed \$50 per hour for an initial two-week period. All were in favor and the motion passed.

**5. Owner Comments**

No owner comments at this time were made.

**6. Adjournment**

MOTION: A motion was made by Beth Dinse and seconded by Don Volk to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 2:02 PM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management