

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

BOARD OF DIRECTORS MEETING

May 23, 2022

MEETING MINUTES

1. Call Meeting to Order

This meeting was a virtual phone-in meeting. Vice-president Gene McGowan called the meeting to order at 10:38 AM. He gave a recap of the water intrusion situation that has occurred near windows in some units.

2. Determination of Quorum

A quorum was established with five board members in attendance: Brian Smith, Gene McGowan, Don Volk, Michael Grossman and Adam Holden. Manager Denise Duffina was present at the meeting representing Argus Property Management.

3. Confirmation of Proper Meeting Notice

Notice of meeting was posted and given to the Board in accordance with Florida State Statutes the Association Bylaws. Notice was eblasted as a courtesy to all unit owners of Building C.

4. Approval of Minutes: February 17, 2022 and March 4, 2022

MOTION: A motion was made by Michael Grossman and seconded by Brian Smith to approve the Board meeting minutes of February 17, 2022 as written. All were in favor and the motion passed.

MOTION: A motion was made by Gene McGowan and seconded by Brian Smith to approve the Board meeting minutes of March 4, 2022 as written. All were in favor and the motion passed.

5. New Business

A. Windows

The board held a discussion. Former board member Stacey Rehert, who was involved with the windows situation during her term on the board is helping the present board through this project. She stated all the contractors who came out said they felt it would not be beneficial to only repair the windows with reported water intrusion; but to do all the windows of each affected building side.

MOTION: A motion was made by Gene McGowan and seconded by Don Volk to choose an engineer to assess and give a report for solution. All were in favor and the motion passed.

i. Engineers

Gene McGowan stated quotes have been received from three engineer firms and they all are going in the same direction. One quote is a little more expensive He thinks the board should be prepared to spend at least \$8,000 for the engineer investigative stage. A discussion followed. Ernie Bago stated he strongly feels it's a caulking issue. He then proceeded to give some history of the water intrusion when he was the board president as follows: Manager Denise Duffina had asked the general contractor who had worked on Building B's waterproofing project to take a look at some of the windows that had experienced water intrusion. The contractor noticed pinholes in the caulking that could be seen right out the windows from standing inside. He further stated that to his knowledge, the window caulking was not done properly at the time of past building paint project with Mario's Painting. Stacey Rehert stated former owner, Wayne Hallgren, had discovered in his investigation that it could be the window Tees. A discussion followed.

Don Volk stated there is \$35,000 in the 2022 reserves and believes the association has the funds for the engineer study if it's limited to \$8,000.

MOTION: A motion was made by Don Volk and seconded by Michael Grossman to hire an engineer for investigative work of the water intrusion not to exceed \$8,000 in cost. All were in favor and the motion passed.

Gene McGowan asked manager Denise Duffina for her opinion on choices of engineers. Manager replied she can't really speak to pricing or choosing. Each engineer firm was chosen due to all three are quite active in association communities.

MOTION: A motion was made by Gene McGowan and seconded by Don Volk to choose Forge Engineering for the water intrusion investigative work. Gene McGowan stated he'd like to work with manager, Denise Duffina, Stacey Rehert, the board and the engineer to fine tune the terms and conditions. A vote was called. All were in favor and the motion passed.

6. New Business

There was no new business to come before the board.

7. Owner Comments

There were no owner comments.

8. Adjournment

MOTION: A motion was made by Michael Grossman and seconded by Adam Holden to adjourn the meeting. The meeting adjourned at 11:18 AM.

Respectfully Submitted,

Denise Duffina, CAM
Argus Property Management