

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

**BOARD OF DIRECTORS MEETING**

**December 30, 2022**

**MEETING MINUTES**

**1. Call Meeting to Order**

This meeting was a virtual phone-in meeting. President Brian Smith called the meeting to order at 1:35 PM.

**2. Determination of Quorum**

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

**3. Confirmation of Proper Meeting Notice**

Manager Denise Duffina stated no less than 48 hours' notice of meeting was emailed to the Board of Directors, posted in accordance with Florida State Statutes and was emailed as a courtesy to all unit owners.

**4. New Business**

**A. Paint Project**

**i. Paint Specifications Review**

Brian Smith gave a summary of why the paint/sealant project is needed to be moved up in sooner in time and the steps the board is taking toward the execution of the project. At this time the board is gathering information in hiring of a project consultant, engineer or project manager and have the project specifications and will put out to bid next. Gene McGowan added the few windows leaking originally looked to only require repairing, but then Hurricane Ian revealed more issues so the repair scope has greatly enlarged. A discussion followed.

MOTION: A motion was made by Don Volk and seconded by Gene McGowan to seek quotes for the hiring of a project manager. All were in favor and the motion passed.

A discussion followed.

MOTION: A motion was made by Don Volk and seconded by Gene McGowan for the property manager to concurrently get all necessary quotes and bids in order to move forward with the project.

**B. Elevator Updates**

Adam Holden reported he's been reaching out to different elevator companies, including Schindler Elevator, the manufacturer of the elevator. Schindler will be coming to do a full assessment of the elevator's needs on Wednesday, January 4, 2023, and the representative feels a full modernization may not be needed. Brian Smith stated the association could be looking at a six figure price for modernization. A discussion followed.

**5. Owner Comments**

- Steve Balsam stated he has a niece who sells elevators and offered if the board sent him the submitted proposals, he would send them to her as a third set of eyes.

- Dan Hausmann asked is the dryer vents and window cleaning will be scheduled soon. Ernie Bago stated the dryer vent cleaning was two years ago and due. The association pays for it because it is a fire hazard to the building.
- Ernie Bago stated on the last paint project he had a proposal from Florida Paint, formerly known as Scott Paint. He has met with the project manager Building B will be using for their paint project and agrees Building C should have one too. He said the last reserve study showed the replacement for the elevators was over 30 years, broken into three different components for replacement. He said he can give contractor references to use.

## **6. Adjournment**

MOTION: A motion was made by Don Volk and seconded by Gene McGowan to adjourn the meeting. The meeting adjourned at 2:34 PM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management