

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

**BOARD OF DIRECTORS MEETING**

**February 1, 2023**

**MEETING MINUTES**

**1. Call Meeting to Order**

This meeting was a virtual phone-in meeting. President Brian Smith called the meeting to order at 3:32 PM.

**2. Determination of Quorum**

A quorum was established with three board members in attendance: Brian Smith, Gene McGowan and Don Volk. Michael Grossman joined the meeting later. Manager Denise Duffina was present at the meeting representing Argus Property Management. Five 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. Approval of Minutes: November 30, 2022 and December 30, 2022**

MOTION: A motion was made by Gene McGowan and seconded by Don Volk to approve the meeting minutes of November 30, 2022 and December 30, 2022 as written. All were in favor and the motion passed.

**5. New Business**

There was no new business.

**6. Old Business**

**A. Paint Project**

**i. Choosing a Bid**

Gene McGowan gave a recap of the water intrusion situation and how it led up to this point in the hiring of a project manager for building painting and sealant at the windows.

The project manager, Matt Shane of Shane & Associates, is the same as who Building B has hired to oversee their building paint project for 2024. He came with good references. Florida Paint gave good RFP for the bidding process. Two bids were received: D&D Painting & Restoration, LLC at \$273,207, and Valcourt Exterior Building Services of Florida, LC. at \$328,820. Gene McGowan said he suggests D & D, who had told him they could begin this first quarter. The job will take approximately 100 days for completion.

MOTION: A motion was made by Gene McGowan to approve using D&D Painting & Restoration, LLC for \$273,207 and the manager engage them for the first project meeting on Monday, February 6<sup>th</sup>. A discussion followed. Brian Smith called for a vote from the Board of Directors. All were in favor and the motion passed.

**7. Owner Comments**

- Ernie Bago stated on the last building paint project, Sherwin Williams had written the specifications, but they were changed for the project. He stated he was disappointed they were not using Sherwin Williams as all three Waterfront buildings have always used Sherwin William

paint. Gene McGowan answered Sherwin Williams and Florida Paint products are basically the same and the board had opted not to start over by switching to Sherwin Williams at this point. He also stated Florida Paint is giving a 10-year warranty.

- Don Volk asked what the cost of the project manager will be. Gene McGowan replied it is estimated to cost about \$10,000 to \$12,000. A discussion followed about getting a performance bond.
- Gene McGowan said project manager, Matt Shane, will be at the annual membership meeting next week.

## **8. Adjournment**

MOTION: A motion was made by Michael Grossman and seconded by Brian Smith to adjourn the meeting. The meeting adjourned at 4:07 PM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management