

Waterfront on Venice Island Bldg. "B" Condominium Association, Inc.
Board of Directors Meeting
Tuesday May 12, 2015

APPROVED MINUTES

CALL TO ORDER: The meeting was called to order by President Craig Costanzo at 1:00 p.m., at Stonegate Bank Conference Room, 500 U.S. 41 Bypass North, Venice Florida 34285.

DETERMINATION OF QUORUM: Present in person was President Craig Costanzo, Vice President Mike Kaplan, and Secretary Lori Kowalski. By conference phone was Treasurer Craig Schermerhorn, and Director Diane Conti. A quorum was established. Also in attendance was Susan Thimmes from Argus Property Management.

CONFIRMATION OF PROPER MEETING NOTICE: President Craig Costanzo confirmed the meeting notice was posted on the Association property forty-eight (48) hours in advance of the meeting, in accordance with the By-Laws of the Association and State Statute 718.

APPROVAL/DISPOSAL OF MINUTES: A **motion** was made by Mike Kaplan and seconded by Lori Kowalski to waive the reading and approve the BOD meeting minutes from February 23, 2015 with corrections. ***Each Director present voted in favor, the motion passed unanimously.***

FINANCIAL REPORT: By Joe Croteau/Report Attached

UNFINISHED BUSINESS: None

NEW BUSINESS:

- a. A **motion** was made by Mike Kaplan and seconded by Craig Costanzo to approve the updated sales and lease application forms. There was a discussion and a **motion to amend the motion** was made by Mike Kaplan and seconded by Lori Kowalski to revise the new forms to include the basic rules on the forms. ***Each Director present voted in favor, the motion passed unanimously.*** Susan Thimmes will revise the application forms for approval at the next Board meeting.
- b. Maintenance Update: Mike Kaplan- Mike gave a summary of the building maintenance timeline:
April-Sprinkler Head Inspections-Babes/Standing Pipes in Stairwells-Babes/Backflow Inspection-Babes
May-Fire Alarm tests in all units-Fort Knox/Fire Extinguishers-Gulf Coast
Sept.-Kitchen Stacks-STP
Oct. - Domestic Water Pumps- Wayne Jones (Babes)
- c. A **motion** was made by Mike Kaplan and seconded by Lori Kowalski to approve installing digital timers on the lights for the garage and catwalks. Bracken Electric will install (2) time clocks for \$510. ***Each Director present voted in favor, the motion passed unanimously.***
- d. A **motion** was made by Diane Conti and seconded by Mike Kaplan to approve Slider Engineering to start the bid process for Bldg. B roof coating. ***Each Director present voted in favor, the motion passed unanimously.***

OWNERS COMMENTS: None

DATE OF NEXT MEETING: July 14, Oct. 13, and Nov. 17 at 1:00 p.m., at Stonegate Bank.

ADJOURNMENT: A **motion** was made by Mike Kaplan and seconded by Lori Kowalski to adjourn the meeting at 2:56 p.m. ***Each Director present voted in favor, the motion passed unanimously.***

Respectfully submitted,
Susan Thimmes, LCAM
Managing Agent for Waterfront on Venice Island Bldg. B Condominium Association, Inc.
Argus Property Management, Inc.

Approved on: 7/14/15
Initialed: ST