

Waterfront on Venice Island Bldg. "B" Condominium Association, Inc.
Board of Directors Meeting Minutes
Monday January 11, 2016

UNAPPROVED MINUTES

CALL TO ORDER: The meeting was called to order by President Craig Costanzo at 9:00 a.m., at Argus Property Management Conference Room, 2477 Stickney Point Road, STE 118-A, Sarasota Florida 34231.

DETERMINATION OF QUORUM: Present in person was President Craig Costanzo and Secretary Lori Kowalski. By conference phone were Treasurer Craig Schermerhorn and Vice President Mike Kaplan. Absent was 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 Craig Schermerhorn and seconded by Lori Kowalski to waive the reading and approve the BOD meeting minutes from August 4, 2015 as presented. ***Each Director present voted in favor, the motion passed unanimously.***

FINANCIAL REPORT: By Joe Croteau- A **motion** was made by Craig Schermerhorn and seconded by Lori Kowalski to except the Financial Committee's recommendations for the Annual Membership meeting mailing material to the owners, whereas, the Board will recommend waiving the full-funding of the reserves and to change from a straight-line component method of funding to a pooling method. ***Each Director present voted in favor, the motion passed unanimously.***

UNFINISHED BUSINESS: Dryer Vent Cleaning- Argus Management will be arranging the scheduled time with Paradise Dryer Vent Cleaning and will be sending out a letter to owners as to the date & time.

NEW BUSINESS:

- a. A **motion** was made by Craig Schermerhorn and seconded by Lori Kowalski to approve the mailing to the owners the 2016 proposed budget . ***Each Director present voted in favor, the motion passed unanimously.***
- b. A **motion** was made by Craig Schermerhorn and seconded by Lori Kowalski to approve the revised Argus Management Contract. The Argus Management cost has increased because we now have hired our Manager to be on sight. Her time will be divided 50% for the Master Association and 25% for Building A and 25% for Building B. This is for one year. ***Each Director present voted in favor, the motion passed unanimously.*** This will be contingent upon Bldg. A signing the contract.
- c. There was a discussion on the unused storage rooms.
- d. The new Maintenance Man (Tim Osborn) will be starting on January 25th.
- e. Mike Hartley, President of the Master Association is looking into the Real Estate that is for sale next door.

OWNERS COMMENTS: None

DATE OF NEXT MEETING: BOD Budget Meeting and the Annual Membership Meeting will be held on Wednesday January 27, 2016, at 8:30 am, at Venice City Hall Community Conference Room #106, 401 Venice Ave, Venice Florida 34285.

ADJOURNMENT: A **motion** was made by Craig Schermerhorn and seconded by Lori Kowalski to adjourn the meeting at 1:32 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: _____ Initialed: ____