

**Waterfront on Venice Island Bldg. "B" Condominium Association, Inc.**  
**Board of Directors Meeting Minutes**  
**Thursday February 25, 2016**

**APPROVED MINUTES**

**CALL TO ORDER:** The meeting was called to order by Joe Croteau at 3:00 p.m., at Venice City Hall Community Conference Room, 401 W. Venice Ave, Venice Florida 34285.

**DETERMINATION OF QUORUM:** Present was Craig Costanzo,(by phone) Joe Croteau, Lori Kowalski and Steve Matarelli. Craig Schermerhorn was absent. A quorum was established. Also in attendance was Susan Thimmes from Argus Property Management.

**CONFIRMATION OF PROPER MEETING NOTICE:** Susan Thimmes confirmed the meeting notice was posted (48) hours in advance of the meeting in accordance to the By-Laws of the Association and State Statute (718).

**GUEST SPEAKERS:**

Marty Phipps from Truly Nolen; Carm DiBella from PestShield; Bill Ditzel from Gulf Coast Fire & Safety; and Bob Lewellyn from Fort Knox Fire & Communications.

**APPROVAL/DISPOSAL OF MEETING MINUTES:**

- a. A **motion** was made by Lori Kowalski and seconded by Craig Costanzo to waive the reading and approve the BOD Budget Meeting minutes from January 27, 2016 as presented. ***Each Director present voted in favor, the motion passed unanimously.***
- b. A **motion** was made by Joe Croteau and seconded by Lori Kowalski to waive the reading and approve the BOD Organizational Meeting minutes from January 29, 2016 as presented. ***Each Director present voted in favor, the motion passed unanimously.***

**UNFINISHED BUSINESS:**

- a. The 2015 tax return is posted on the Argus website.
- b. A **motion** was made by Joe Croteau and seconded by Craig Costanzo to add Director Steve Matarelli to the bank signature cards. ***Each Director present voted in favor, the motion passed unanimously.*** Joe Croteau will contact Stonegate Bank.
- c. Dryer Vent Cleaning will take place March 2, 2016.
- d. The elevator will be shut down to repair the rope on June 7, 2016.
- e. Susan Thimmes was asked to update the owners list.

**NEW BUSINESS:**

- a. Pest Control Proposals- Presentations were made by Truly Nolen and PestShield. The rodent control proposals for each building will be taken care of by the Master. Susan Thimmes will get updated proposals for the Master. The proposals presented were for an annual inside spraying and quarterly spraying of the exterior building. After a discussion on cost per year, Susan Thimmes was asked to get updated proposals for exterior quarterly spraying only. The pest control proposals were tabled.

- b. Alarm Monitoring Proposals- Presentations were made by Bill Ditzel from Gulf Coast and Bob Lewellyn from Fort Knox. After a discussion on both presentations, this matter was tabled until more information was provided by the vendors.
- c. A **motion** was made by Joe Croteau and seconded by Steve Matarelli to have Susan Thimmes contact Kone Elevator to have the elevator monitored by Kone starting April 1, 2016 as they monitor for free as part of the maintenance contract. Critical Systems solution will continue to monitor the fire and smoke alarms until the Board makes a decision on the monitoring services. ***Each Director present voted in favor, the motion passed unanimously.*** Susan Thimmes will send CSS a thirty day notice to end the elevator monitoring service as of April 1.
- d. Bldg. B (3) Representatives to the Master Board- A **motion** was made by Craig Costanzo and seconded by Joe Croteau to nominate Craig Costanzo to represent (11) owner voting interests; Joe Croteau to represent (10) owner voting interests; and Lori Kowalski to represent (11) owner voting interests. ***Each Director present voted in favor, the motion passed unanimously.***

**ADJOURNMENT:** A **motion** was made by Joe Croteau and seconded by Lori Kowalski to adjourn the meeting at 5:01 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: 11/17/16

Initialed: *ST*