

THE WATERFRONT ON VENICE ISLAND BUILDING B CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

November 14, 2018

DRAFT MINUTES

1. Call Meeting to Order

President Craig Costanzo called the meeting to order at 1:00 PM.

2. Confirmation of Proper Meeting Notice

Notice of meeting was mailed to the membership and posted as confirmed by affidavit and in accordance with Florida State Statutes.

3. Determination of Quorum

A quorum was established with three board members present: Craig Costanzo, Lorraine Kowalski and Joe Croteau. Manager Denise Duffina was present at the meeting representing Argus Property Management.

4. Approval of Meeting Minutes: April 13, 2018 and September 5, 2018

MOTION: Lorraine Kowalski made a motion and Joe Croteau seconded to approve the April 13, 2018 Board of Directors meeting minutes as presented. All were in favor and the motion passed.

MOTION: Joe Croteau made a motion and Lorraine Kowalski seconded to approve the September 5, 2018 Board of Directors meeting minutes as presented. All were in favor and the motion passed.

5. Old Business

A. Walkway and Lanai Concrete Restoration Project

Craig Costanzo introduced engineer Wes Burrows of Snelling Engineering. He also stated owner Greg Bone was in attendance to speak for owner Scott Kula. Both are involved in helping gather information for the project. Mr. Burrows passed out samples of two different finish choices for the walkways and lanais. One was Gemstone, which wears indefinitely, but safely can last 20 years, and the other was a quartz finish, which is silica sand with a polyurethane coating over the top, and lasts five to seven years. Gemstone cleaning maintenance is with soap and water and does not stain. Quartz cleaning is more difficult to keep clean and stains easier because of its uneven wearing. Using Gemstone finish would be approximately \$240,700, and using quartz finish would be approximately \$205,000. He went on to explain the scope of work in removing the existing finish, addressing of any water ponding and/or concrete restoration issues and the steps involved in the application of both of the two finishes presented. When restoration and finish application is completed and cured, they will flood each lanai and walkway with water to identify any ponding areas that structurally can be remedied. The first floor will be looked at individually and on an as-needed basis. The project timeline should be 12 – 15 weeks, weather permitting, with an anticipated start date of May 15, 2019. A discussion followed.

6. New Business

A. President's Report

Craig Costanzo stated the board of directors was in possession of a proposal from Sunshine Electric to modify the building entry system. The association's elevator maintenance contractor, Kone Elevator, has recommended to the board of directors to not use the proposed system, which would have to be wired through the elevator call button at the ground floor building entry as it may present many problems for the operation of the elevator. A discussion followed. Craig Costanzo also stated a new screen shield and reprogramming if needed for the building, and wants to see Sunshine Electric give a presentation to the board of directors of an entry system for use only for Building B.

There recently was an inspection by the Department of Fire Marshal, which only two minor items were noted. These have already been rectified. A discussion followed.

Building-wide dryer vent cleaning was last performed two years ago. A discussion followed.

A contract with Sutter Roofing was just signed for twice a year roof inspections. The recent inspection revealed only six minor areas needing attention.

In being proactive, the kitchen stacks are cleaned every one to two years. A discussion followed.

B. Review, Discussion and Vote on proposed 2019 Budget

Treasurer Joe Croteau reviewed the 2019 proposed budget's increases and decreases. He stated the board of directors is looking to terminate the current cable television contract by August 1, 2019. The contract expires November 1, 2019. A discussion followed. Joe Croteau stated once approved, the 2019 budget will be posted on the Argus Property Management website under the association name (The Waterfront on Venice Island Building B Condominium Association, Inc.).

MOTION: Joe Croteau made a motion and Lorraine Kowalski seconded to approve the 2019 proposed budget as presented and waive the preparation of a 2019 compilation audit of The Waterfront on Venice Island Building B Condominium Association, Inc. All were in favor and the motion passed.

C. Special Assessment

Treasurer Joe Croteau explained a special assessment in the total amount of \$200,813.28 is necessary to replenish the reserves from the funding of the walkway and lanai concrete restoration project. It would be payable in two payments (Due _____ and _____) and allocated among the unit owners based upon each unit's model floor plan and allocated share of the common elements (First payment amounts: Montego \$ _____, Antigua \$ _____, Grand Cayman \$ _____. Second payment amounts: Montego \$ _____, Antigua \$ _____, Grand Cayman \$ _____). He also stated the board of directors is seeking two bids for the preparation of a reserve study and an insurance appraisal.

MOTION: Joe Croteau made a motion and Lorraine Kowalski seconded to approve a special assessment as proposed and outlined for a total of \$200,813.28. All were in favor and the motion passed.

7. Member Comments

- The mulch and grounds overall look very nice.
- New mulch should not be put on top of old mulch year after year.
- When is the annual owner meeting? A discussion followed. Joe Croteau suggested January 31, 2019, time to be determined.

8. Adjournment

MOTION: A motion was made by Joe Croteau and seconded by Lorraine Kowalski to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 2:36 PM.

Respectfully Submitted,

Denise Duffina, CAM
Argus Property Management