



**Board Meeting Minutes
Friday, April 27, 2018
4012 Crocker's Lake Blvd.
Sarasota, Fl. 34238
10:30 AM**

Determination of Quorum: Joe Gianino, President, Jackie Vizzi, Secretary
Via Phone: Jack Harris, director, Dave Carter, Vice President and Karen Domaratzki, Treasurer

Call to order: Joe Gianino, President, called the meeting to order at 10:30 AM.

Proof of Notice: Joe Gianino acknowledged that the notice was posted at the clubhouse according to Florida Statutes and an e-mail was sent to those members who are on the e-mail list.

Approval of Minutes: March 19, 2018: Jackie Vizzi made a motion (**Motion #1**) to approve the Minutes for March 19, 2018. Joe Gianino seconded the motion. Motion was approved by all.

Officer's reports

Treasurer Karen Domaratzki discussed the February Financials. Operational account showed overspending by \$7,000. A large segment of this expense (\$9000) should have been taken from the Contingency account since it paid for the Construction project shoring of the balconies.

Karen Domaratzki made a motion (**Motion #2**) to move \$9000 from the operating expenses and to correctly charge the Contingency account, and to hereby accept the February financials on this basis. Jackie Vizzi seconded and motion passed unanimously.

Fines: A summary of infractions and charges, all thrash violations, compiled by the office, was presented to the Board. Joe Gianino made the motion (**Motion #3**) to present the summary of infractions to the Fining Committee. Jackie Vizzi seconded and the motion passed unanimously. Jackie Vizzi made a motion (**Motion #4**) to share the process on the fining calculations with the members in the website and the newsletter. Karen Domaratzki seconded and the motion passed unanimously.

Termite Control: There were three bids which would cover the five remediated buildings with a termite insurance for one year, presented to the Board for consideration. Joe Gianino made the motion (**Motion #5**) to accept Hall's proposal (lowest bid) for \$7785. Karen Domaratzki seconded. There was some discussion and comparison of the bids. Motion passed unanimously.

Pool gates: There was discussion on the problems with security and pool gates, including keys vs. non-keys. The number of guests that were allowed and the presence of unauthorized persons in the pool was also discussed. There was a review of three bids for the update of the pool gates presented to the Board. Jackie Vizzi made a motion to accept (**Motion #6**) TNFIN Welding contract for a complete work for the two pools at \$7600. Joe Gianino seconded. There were three votes for the motion: Jackie Vizzi, Joe Gianino and Dave Carter. There were two votes against the motion: Jack Harris and Karen Domaratzki.

Dryer Vents: The discussion started on how/when to clean the vents and who is responsible for doing this. Since the governing documents are not clear as to who owns or has the responsibility for the dryer vents, we consulted the attorney and he agreed that it was unclear. The Board decided that they needed more clarification on this point particularly if the dirty vents pose a fire and safety issue. Karen Domaratzki made a motion (**Motion #7**) to look into the cost and frequency of cleaning the vents. Jackie Vizzi seconded. Motion passed unanimously.

Camera for the Pool and Garbage Area: There was further discussion on pool security problems. Unauthorized persons have been using the pools and un authorized persons have also been dumping on garbage in the thrash bins. One solution would be to have surveillance of the areas. The cameras would take pictures of the license plates by the garbage area. Our present security (Signal 88) can interfere if needed. There was discussion on the cost, needs and results for the surveillance cameras. Joe Gianino made the motion (**Motion #8**) to table the issue. Jack Harris seconded and motion passed unanimously.

Website: PCM will be developing the website according to new Florida Statutes. Karen Domaratzki made a motion (**Motion #9**): In addition to the contracted items with PCM, PCM will create a stand-alone website, and in collaboration with Vintage Grand, which will be compliant with Florida regulations for Association websites. The cost will be: \$250 development cost, \$30 per hour for any additional developmental work after the initial set-up, and \$125 annual hosting fee to a third-party website provider. Joe Gianino seconded the motion. There was much discussion including the addition of new features such as: Passwords, User Id, tenant section, bulletin board, contact the office and a Board Section. Motion passed unanimously.

County Grant: Jackie Vizzi attended one of the workshops and presented an update on the County Grant Program focusing on the removal of exotics particularly the pepper trees. The County grant (if approved) will match a grant request up to \$10,000. Joe Gianino made the motion to table the application for the grant (**Motion #10**). Jackie Vizzi seconded and the motion passed unanimously.

Construction Update: Dave Carter provided an update on the construction project. First five buildings (4,17,19,22,28) will be painted, railings installed and finalized by the end of July. The second phase will be contracted to RL James and the contract is currently in the hands of the lawyers. The contact needs to be approved by the Board. It should be ready by the end of May. There will be a more detailed report in the next newsletter. There are still some issues to be considered such as: signage, grading and landscaping.

Jackie Vizzi made the motion to adjourn the meeting (**Motion #11**). It was seconded by Joe Gianino. Motion passed unanimously. Meeting ended at noon.

Minutes prepared by Jackie Vizzi

*Minutes passed
unanimously
J. Vizzi (Secretary)
May 31, 2018
Board Meeting*