



**Board Meeting Minutes  
February 28, 2018  
4012 Crocker's Lake Blvd.  
Sarasota, Fl. 34238  
Wednesday, 10am**

## Minutes

**Determination of Quorum:** Joe Gianino, President, Dave Carter, Vice President, Jackie Vizzi, Secretary, Karen Domaratzki, Treasurer, Jack Harris, director, were present. Gina Fouquet, Property Manager, was also present.

**Call to order:** Joe Gianino, President, called the meeting to order at 10am.

**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: February 21, 2018:** Jackie Vizzi made a motion (**Motion #1**) to approve the Minutes for February 21, 2018. Dave Carter seconded the motion. Motion was approved by all.

**Treasurer's Report:** Karen Domaratzki presented the January 31, 2018 financial report produced by Argus. She went over the Operating, Reserve and Contingency funds. After one month of the fiscal year, there are no material variances to the budget. The building project has cost 2.1 million through the end of January. Dave Carter made the motion (**Motion#2**) to accept the financial report, seconded by Jackie Vizzi. Motion passed unanimously.

**Construction Report:** Dave Carter gave an update on the building project, including the latest cost projection to complete the first five buildings that was furnished by Delta Engineering. The current projected total engineering and construction cost to complete those first five buildings (buildings 17,19, 22, 4 and 28) is \$2.63 million. Follow-up work that the association will arrange to install gutters and downspouts and perform grading and landscaping work around the buildings will bring the total cost up to approximately \$2.7 million. This means that we have only \$1.3 million of our 2018 contingency budget available to work on other buildings in 2018. He reported that Delta Engineering has been asked to evaluate options to focus the remaining 2018 contingency budget on what they judge to be the most serious and immediate structural issues. One option that they are considering is to complete permanent repairs of all of the structurally deficient balconies and breezeway support columns across all of remaining buildings before resuming a building by building remediation plan for the other areas of the buildings. They will also be looking into the condition of the roofs and roof trusses on the first five buildings and advising on whether we should be focusing any attention on the repair of those components in 2018. This would, of course, require county approval

**Grounds, Drainage:** There are water drainage problems behind building 25 which have resulted in repeated incidences of water intrusion into the units. Proposals to make drainage changes to address these problems were requested and received from two contractors. Oakley's proposal was for \$23,357.38 and Greentech was for 12,328.50. Dave Carter made a motion (**Motion#3**) to accept Greentech's contract. This motion was seconded by Karen Domaratzki. There was discussion on gutters, downspouts, particularly on Building 25, which might lead to a higher cost. Dave Carter,

seconded by Karen Domaratzki, agreed to amend the Motion (**Motion #4**) to increase the total amount of the project, including gutter replacements or repairs, to \$14,000. Motion passed unanimously.

**Power Wash:** Joe Gianino reported that he received proposals from two vendors to complete a soft power wash on the walls of all residential buildings other than the five that are in the process of being currently rehabilitated. The proposal from D&D Pressure Washing was by far the least costly at \$6,900. Joe also received proposals for power washing the roofs but indicated that he was not in favor of proceeding with the roofs at this time. Dave Carter made a motion (**Motion #5**) to hire D&D Pressure Wash. Jackie Vizzi seconded. There was discussion on different methods to clean the roofs including the "Spray and Forget" method. Concern that possible water intrusion might damage some of the apartments was voiced and a suggestion to do one building at a time, to see how it holds, was accepted. The Motion was amended (**Motion #6**) to have a trial wash of two buildings and, if satisfactory, continue to the rest of the buildings. This Motion was presented by Dave Carter, seconded by Karen Domaratzki and passed unanimously.

**Fining Letters:** Gina Fouquet provided a list of fines to be sent. Karen Domaratzki made the motion (**Motion #7**) to send the recommended letters. Dave Carter seconded and the motion passed unanimously.

**Owner's Questions:**

Members were particularly concerned with security problems. There was a discussion on how to best approach this issue. Some suggestions were: a security company and/or a Community Watch. Residents were urged to call the Police if they see a problem and/or take pictures of the offending situation and give it to the police or management office.

Dave Carter made the motion (**Motion #8**) to adjourn the meeting. It was seconded by Jack Harris. Motion passed unanimously. Meeting was adjourned at 11:16am.

Date of next meeting: to be determined

Minutes prepared by Jackie Vizzi

*Minutes Approved  
at  
Board Meeting  
held  
March 19, 2018  
J. Vizzi (Secretary)*