



Board Meeting Minutes
April 16, 2019
4012 Crocker's Lake Blvd.
Sarasota, Fl. 34238
9:00 am

Determination of Quorum: Joe Gianino, President, Jackie Vizzi, Secretary, Joe Joseph, Director, and Karen Domaratzki, Treasurer, were present. Present via phone, was Dave Carter, Vice President. Glenn Aitelli, Association Manager, was also present.

Call to order: Joe Gianino, President, called the meeting to order at 9:00 am.

Proof of Notice: Joe Gianino acknowledged that the notice was posted at the clubhouse according to Florida Statutes.

Approval of Minutes: Board Meeting: Board Meeting, March 21, 2019: Joe Gianino made a motion (**Motion #1**) to approve the Board Meeting Minutes from March 21, 2019. Jackie Vizzi seconded and the motion was approved by all.

Treasurer Report: Treasurer, Karen Domaratzki, presented a summary of the February 2019 Financials. In the Operating Account, the Association was essentially on budget for the month, with a small budget surplus of \$550. There was a large, unplanned expense in February for roof repairs (\$19,200) but despite this, the month's budget remained on track. Year to date, we are under budget by \$17,000 in the Operating Budget. The Building Remediation account (Contingency) had a balance of \$718,000 at the February month end, which will be utilized increasingly over the next months as RL James increases the pace of its work. With regards to Reserves, PCM has correctly posted \$19,500 per month of fees invoiced to the Reserve Account, but the allocations of these funds within the Reserve account is incorrect and does not line up with the final column "Partial Reserve Allocation" of our approved budget. We have brought this to the attention of our accountant at PCM who will make the necessary accounting adjustments to correct this. Karen Domaratzki made a motion (**Motion #2**) to ratify the February Financials with the notation that the Reserves allocations are incorrect but will be amended with the March 31, 2019 financials. Joe Gianino seconded the motion. Motion passed with four votes in favor. Joe Joseph abstained from voting since he had not seen the February Financials.

Signatories on the Petty cash Account: Because former Board members are still recorded as signatories in the petty cash account, new members and the Association Manager need to be authorized to sign. Joe Gianino made the motion (**Motion #3**) to add as signatories in the Petty Cash account, Glenn Aitelli, Association Manager, Joe Gianino, President, and Jackie Vizzi, Secretary, and remove from the account Bill Wild and Mick Tomlin. Motion passed unanimously. The account needs only two authorized persons to sign.

Painting of Buildings: The balconies of the newly repaired buildings need to be painted. Three bids were requested for the balconies and doors for Buildings #19, 22, 28. One was a no bid and the other two bids were: Josue's Maintenance (JMS) with \$120 per balcony for 80 balconies (total of \$9,600) and Rogers Painting with \$195 per balcony for 40 balconies (\$7,800). Joe Gianino made a motion (**Motion #4**) to accept JMS's bid for the three buildings pending the completed VG

Contract. Jackie Vizzi seconded the motion. Karen Domaratzki reminded the group that the contract needs to conform to VG set policy and procedures. Funds will be taken from the Contingency Account. Motion passed unanimously.

Owner Property Damage Response Policies and Procedures: Dave Carter has been working very hard to prepare this policy. After Draft 7 had been reviewed by the attorney, it was submitted to the Board for approval. Joe Gianino made a motion (**Motion #5**) to approve the final draft of "**Owner Property Damage Responses Policies and Procedures**". Dave Carter seconded and the motion passed unanimously.

Fines: Joe Gianino made a motion (**Motion #6**) to approve the fines to be sent to the Fining Committee (a total of \$1790). Karen Domaratzki seconded and the motion passed unanimously.

Meeting Adjourned: Joe Gianino made the motion (**Motion #7**) to adjourn the meeting. It was seconded by Joe Joseph. Motion passed unanimously and the meeting ended at 9:30 am.

Minutes prepared by Jackie Vizzi

*Approved at
May 13, 2019
Open Board Meeting
Dave Carter*