



**Board Meeting Minutes  
September 27, 2019  
4012 Crocker's Lake Blvd.,  
Sarasota, Fl. 34238  
10 am**

**Determination of Quorum:** Joseph Gianino, President, and Jackie Vizzi, Secretary, were present. Director Joe Joseph, Vice President Dave Carter and Treasurer Karen Domaratzki were present via phone.

Glenn Aitelli, Association Manager was also present.

**Call to Order:** Joseph Gianino, President, called the meeting to order at 10:03 am.

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

**Approval of Minutes: Board Meeting dated September 20, 2019:** Jackie Vizzi made a motion (**Motion #1**) to approve the Minutes for the Board Meeting dated September 20, 2019. Dave carter seconded the motion. Joseph Gianino wanted Motion#10 to be clarified. There was discussion regarding the Minutes. Motion was approved by all.

**Vice President Report:** Dave Carter reported that RL James is progressing significantly ahead of their contractual commitments but we have seen a noticeable slowdown of work activity as RL James has been reducing and restructuring its staffing complement to match a "one building at a time" scenario. Even with the recently approved measure allowing up to \$600,000 from reserves, they will need to slow down and stay in a "building at a time" mode through the end of RL James contract. Jackie Vizzi requested that the engineer look into Building #5 for possible problems.

**Treasurer Report:** Karen Domaratzki presented the August 2019 financials. She made a motion (**Motion #2**) to ratify the August Financials as presented. Dave Carter seconded and Motion passed unanimously. Operating budget came in \$7,300 under budget reducing our year to date operating deficit to \$45,000. Building maintenance was \$6,500 under budget, ground maintenance was \$2,200 under budget and Common areas were \$2,000 over budget due to a pool pump repair. On August 16, we moved \$300,000 from reserves to the contingency fund. There was \$55,000 in the contingency account at the end of August and we expect to begin tapping into the cash moved from the reserves in September.

**2020 Budget Planning:** There was an update on some of the open quotes/questions on the 2020 Operating Budget Planning. Future discussion will follow at another date.

**Discussion of the President's Activities and Possible Conflicts of Interest:** Joseph Gianino requested to rescind Motion #10 from the last Board meeting (see Minutes dated 9-20-2019) (**Motion #3**). Jackie Vizzi seconded. After discussion and vote, the motion failed with a vote of

three against (Dave Carter, Karen Domaratzki and Joe Joseph) and one for the motion (Jackie Vizzi). Joseph Gianino abstained from voting.

Karen Domaratzki made a motion (**Motion #4**) to remove Joseph Gianino as President but to remain a director while conducting his business. Joe Joseph seconded. Motion passed with four positive votes. Joseph Gianino abstained from voting.

Karen Domaratzki made a motion, seconded by Dave Carter, that Joseph Gianino will on the Board and may conduct his business with the Association (**Motion #5**). Motion passed with four positive votes. Joseph Gianino abstained from voting.

Joe Joseph made a motion to nominate Dave Carter as President (**Motion #6**). Dave Carter accepted the nomination. Karen Domaratzki seconded and motion passed with three affirmative votes (Karen Domaratzki, Joe Joseph and Jackie Vizzi). Joseph Gianino and Dave Carter abstain from voting.

Dave Carter, seconded by Joe Joseph, nominate Karen Domaratzki as Vice President while continuing as Treasurer (**Motion #7**). Karen Domaratzki accepts the nomination. Motion passed with three affirmative votes (Dave Carter, Joe Joseph and Jackie Vizzi). Joseph Gianino and Karen Domaratzki abstain from voting.

**Tenant Screening:** Dave Carter introduced some of the problems/procedures with the present tenant screening and application policy. Discussion followed the presentation and it was followed with possible resolutions, including a more comprehensive report and background check. Dave Carter made a Motion to nominate Joe Joseph to take the lead to revise the rental procedure (**Motion #8**). Joe Joseph seconded and the motion passed unanimously (five votes).

**Motion to Adjourn:** Jackie Vizzi made the motion to adjourn (**Motion #9**). It was seconded by Joseph Gianino and passed unanimously. Meeting ended at 11 am.

Minutes prepared by Jackie Vizzi.

Approved  
Nov. 8, 2019  
J. Vizzi  
(Secretary)  
Board Meeting