



Board Meeting Minutes
January 10, 2020
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238
9 am

Determination of Quorum: Present in person were: Treasurer/Vice president Karen Domaratzki, Secretary Jackie Vizzi, Director Joseph Gianino, Director Joe Joseph. President Dave Carter were present via phone.

Glenn Aitelli, Association Manager was also present.

Call to order: Treasurer/Vice president Karen Domaratzki called the meeting to order at 9 am.

Proof of Notice: Treasurer/Vice president Karen Domaratzki acknowledged that the notice was posted at the clubhouse according to Florida Statutes.

Approval of Minutes, December 10, 2019: Jackie Vizzi made a motion (**Motion #1**) to approve the Board meeting Minutes from December 10, 2019. This motion was seconded by Joe Joseph and the motion was approved unanimously.

Treasurer Report: Treasurer/Vice president Karen Domaratzki gave an update on the October and November 2019 financials. Both months were underbudget but there will be a deficit at the end of the year. After 11 months the operating budget will have a \$44,200 deficit. The assessment increase for 2020 and the Association staff efforts should result in a break-even operating result for 2020. As of November 2019, the reserves stood at \$1.9 million. The Contingency has \$35,000 available.

Karen Domaratzki went on to discuss the accounts receivable from owners. She added that we have two owners who are severely behind in their payments. One of the units is for sale and the Association expects to get some monetary contribution once it sells. The rest of owners (about 15) account for \$51,000 owing. Eight of these owners have received a demand for payment letter from the attorney. She made a Motion to ratify the October/November financial report as presented (**Motion #2**). This motion was seconded by Dave Carter and it passed unanimously.

Manager Report: Glenn Aitelli updated the work done in the premises such as pressure wash, speed bumps, gutters, tree trimming. As soon as possible, the leaf removal will begin as well as continuation of pressure washing. There was the annual Fire Inspection and two FACP panels were replaced. There were 11 rentals and 3 sales in the past month.

Insurance: Jennifer Peeples from the Peeples Insurance came and gave a summary of the insurance status. The present insurance will expire in June and Jennifer is trying to find an insurance that can be more economically viable than the present insurance. She hopes to have a proposal ready to submit to the Board which might show a considerable saving.

Fining Committee: Mick Tomlin has joined the Fining Committee. There were eight trash related violations presented to the Board. Joseph Gianino made the motion (**Motion #3**) to refer the violations to the Fining Committee. Joe Joseph seconded and the motion passed unanimously. Karen Domaratzki made the motion (**Motion #4**) to adjourn the meeting. Joe Joseph seconded and the motion was approved. The meeting ended at 9:55 am

Minutes prepared by Jackie Vizzi.

Minutes passed
ON
January 27, 2020
J. Vizzi (Secretary)