



Board Meeting Minutes  
February 14, 2020  
4012 Crocker's Lake Blvd.,  
Sarasota, Fl. 34238  
10 am

**Determination of Quorum:** Present in person were: President Dave Carter, Treasurer/Vice president Karen Domaratzki, Secretary Jackie Vizzi, Director Joseph Gianino, Director Joe Joseph. Glenn Aitelli, Association Manager was also present.

**Call to order:** President Dave Carter called the meeting to order at 10 am.

**Proof of Notice:** President Dave Carter acknowledged that the notice was posted at the clubhouse according to Florida Statutes.

**Approval of Minutes, January 27, 2020:** Joseph Gianino made a motion (**Motion #1**) to approve the Board meeting Minutes from January 27, 2020. This motion was seconded by Dave Carter and the motion was approved unanimously.

**Treasurer Report:** Treasurer/Vice president Karen Domaratzki gave an update on the December 2019 financials. The budget deficit was down because there was a surplus of \$16,600 in the Operating Budget due to the new maintenance workers who are very efficient and also, there was less drywall repair. The year will end with a \$26,000 overbudget. The Management is working on different ways to collect from the delinquent owners.

Karen Domaratzki made a motion to ratify the December 2019 financial report as presented (**Motion #2**). This motion was seconded by Joseph Gianino and it passed unanimously.

**Manager Report:** Glenn Aitelli reported that there were two sales in December and the office has been busy with the scheduled work in the premises such trimming the pepper trees, inspecting and replacing lights in the spa and pools. Pressure Washing is almost done in all the buildings. In the coming months the staff will be inspecting the dryer vents and AC drain vents.

**Insurance:** Dave Carter, Karen Domaratzki and Glenn Aitelli met with three different insurance brokers firms. These insurances representatives were rated based on eight criteria. Community Association Insurance was rated at the top. Karen Domaratzki made a motion (**Motion #3**) to appoint Community Association Insurance of Florida as our insurance broker of record. Joseph Gianino seconded the motion. There was discussion on the different criteria and methods used to investigate the insurance brokers. Motion passed unanimously.

**New Business:**

1. Power washing: Glenn Aitelli will be taking bids on power washing the non-remediated buildings. He presented three bids. Joe Joseph made a motion (**Motion #4**) to accept the bid

Minutes approved  
March 16, 2020  
Jackie Vizzi (Secretary)

from Performance Power Washing at \$4,875. Karen Domaratzki seconded the motion and it passed unanimously.

2. New violations: There was discussion on the new violations presented. One of the Board members asked for further discussion on the balcony's violations such as screens and blinds. The idea of giving "fair warning" to new violators was discussed. There was also discussion on what issues make a violation according to our documents. It was agreed to add to the packet of Rules and Regulations that is given to each tenant a list of all violations. Joe Joseph made a motion (**Motion #5**), seconded by Karen Domaratzki, to send the fines to the Fining Committee. Yes votes were from Dave Carter, Karen Domaratzki, Joe Joseph and Jackie Vizzi. Joseph Gianino was against the motion.
3. Audit: The audit is almost complete and waiting for the information from one of the Association lawyers to be received.

**Adjournment:** Karen Domaratzki made the motion (**Motion #6**) to adjourn the meeting. Dave Carter seconded and the motion was approved. The meeting ended at 11:10 am

Minutes prepared by Jackie Vizzi.