



Board Meeting Minutes
March 16, 2020
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238
10 am

Determination of Quorum: Present in person were: President Dave Carter, Secretary Jackie Vizzi, Director Joseph Gianino and Director Joe Joseph. Present via telephone was Treasurer/ Vice President Karen Domaratzki. 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, February 14, 2020: Joseph Gianino made a motion (**Motion #1**) to approve the Board Meeting Minutes from February 14, 2020. This motion was seconded by Dave Carter and the motion was approved unanimously.

Building Remediation Update: Dave Carter gave an update. Work is proceeding according to schedule. Building #5 was moved ahead of other buildings since there were some concerns about a sagging floor in one of the second-floor units and it was agreed to inspect the building for possible causes of sagging. Dave Carter made a motion (**Motion #2**) to proceed to work with Delta Engineers and Jim Karl to further investigate the problem by additionally removing the finished floor, inspecting the leveling materials and possibly cutting a hole to inspect the sheathing, and to determine damage and repair cost. Joe Joseph seconded the motion and it passed unanimously.

Treasurer Report: Treasurer/Vice president Karen Domaratzki gave an update on the audit 2018 and financials, January 2020. Karen Domaratzki made a motion (**Motion #3**), that the 2018 audited financial statements and audit report, received by the Association on March 13, 2020, be approved as presented. This motion was seconded by Dave Carter. She proceeded to discuss the Audit 2018 which was delayed since the auditor was going through personal problems. The audit seems straightforward enough and no unusual development was noticed. A different auditor was selected at the last Board meeting. The motion passed unanimously. Owners will receive a notice that the audit is available to be seen.

Karen Domaratzki made another motion (**Motion # 4**) to ratify the January 2020 financials results as presented. This motion was seconded by Dave Carter. She gave a short report explaining that the month ended with \$25,800 under budget in the operating account since there were no major repairs such as roof leaks. This financial report reflects the work done in December 2019. The new budget accommodates the insurance increase. The Operating account has \$289,234, the Reserves has \$1,939,830, and the Contingency rebuilding has \$403,001. Motion was passed unanimously.

Approved
J. Vizzi
(Secretary)
June 1, 2020

Manager Report: Glenn Aitelli reported that there were 13 new leases and 6 sales since our February 14 meeting. The staff has been busy with pressure washing, light replacement, car washing center repair, gym update and trimming of the hedges. There was discussion on the pool gates and security duties.

Tenant Screening: Joe Joseph has been looking into suggestions and ideas to improve the present tenant screening procedure, trying to set up a better criterion for screening, to be presented to the Board. The screening will include criminal activity in all 50 states. The lawyer was consulted and he gave feedback on what is legal.

Water Meter Status: Glenn Aitelli discussed the present water meter status: 136 meters are not reading. Some of the meters or their wiring were damaged during the building remediation and many meters are not operating properly and need to be replaced. The Board discussed the possibilities and actions to remediate the problem. Dave Carter will bring some of the ideas presented to the attorney and work with the legal implications.

New Violations: Karen Domaratzki made a motion (**Motion #5**) to waive enforcement of fines for the following on balconies or lanais until further Board decision: 1) neutral color blinds or shades which are the width of the balcony/lanai, 2) up to two decorative items on the walls (but not ceiling), to be attached only by removable adhesive hooks. This motion was seconded by Joe Joseph. Motion passed unanimously.

Dave Carter made the motion (**Motion #6**) to not impose fines that the Board approved on the February 14 meeting regarding blinds or shades, or two or fewer wall decorations. Joseph Gianino seconded and the motion passed unanimously.

Joe Joseph made the motion (**Motion #7**) to send fines to the Fining Committee for everything else not outlined in the earlier Motion #5. Karen Domaratzki seconded and the motion passed unanimously. Joseph Gianino will meet with Glenn Aitelli to discuss potential ramifications from these motions and to develop other ideas for possible changes to our fining criteria for balconies and lanais.

Adjournment: Jackie Vizzi made the motion (**Motion #8**) to adjourn the meeting. Dave Carter seconded and the motion was approved. The meeting ended at 11:38 am

Minutes prepared by Jackie Vizzi.