



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

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

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

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

Approval of Minutes, October 5, 2020: Jackie Vizzi made a motion (**Motion #1**) to approve the Board Meeting Minutes from October 5, 2020, plus attachment #1 and #2. This motion was seconded by Joseph Gianino and was approved unanimously.

President Report:

- On the Building Collapse Insurance Claim Settlement lawsuit: The payment for \$900,000 has been received. Dave Carter will consult with the attorney to follow up on other insurance questions and matters.
- Hurricane Irma Roof Damage Insurance Claim: The Inspectors for the Insurance Company have finished their inspections and will be presenting their report. The estimate to replace the roof is \$12 million.
- On the proposed changes to the Rules and Regulations, Dave Carter will meet with the attorney and work on the best approach and procedure to present the changes to the members. Dave Carter made a motion (**Motion #2**) to direct the attorney to remove or rewrite wording on the Amendment concerning balconies or lanais. After some discussion, the motion passed with 4 for the motion and one director (Joseph Gianino) against.

Treasurer Report: Karen Domaratzki gave an update on the September financials. She made a motion (**Motion #3**) to ratify the September Financials as presented, and submit to the minutes as a report, to be posted as an attachment (see attachment #1, November 10, 2020). Dave Carter seconded the motion and it passed unanimously.

Manager's Report: Glenn Aitelli announced that on October there was 1 sale and 10 leases. There is a quorum of 160 proxies already for the Special Members meeting on December 1, 2020. Glen Aitelli discussed the work done on the irrigation pumps, the pool pumps, spa breaker, office lightning, dog stations and pavers by the pool. He added that they were looking into replacing the drive to the pump.

Passed: Dec, 1, 2020
Jackie Vizzi (Secretary)

The water meter replacements work continues. Buildings 3,4,7,10 are done, and buildings 6 and 8 will be next.

The water heater replacement project is ongoing. Eighty-three notices were sent and twenty-seven heaters were replaced as a result. The Board discussed methods to address the rest of the old water heaters: through another letter or fines. Dave Carter made a motion (**Motion #4**) to adopt a policy that, after two months of sending the initial letter, a second letter would be sent to the delinquent owners advising them that they will be fined after two months the second letter is sent. Joseph Gianino seconded the motion. After some discussion, Dave Carter amended the motion to change the fining period initiation from two months to 30 days after the letter is sent. Joseph Gianino seconded the amendment and the motion passed unanimously.

Bicycle Storage: After some discussion, the Board decided to table the topic until further notice.

Sidewalk Replacements: The sidewalks to the breezeways of buildings 8,11 and 12 are being pulled up by tree roots creating a safety issue. Rambo presented a bid to replace and fix the sidewalks for \$7000. Dave Carter made a motion (**Motion #5**) to approve building 8,11, and 12 for sidewalk replacement. Joseph Gianino seconded and the motion passed unanimously.

Landscape Maintenance Contract: Glen presented and discussed the three bids for the 2021 Landscape Maintenance Contract. He suggested to continue our present contract with Westcoast based on their bid and work performance. After some discussion and questions, the Board decided to wait until the next Board meeting to make a decision.

Fines: Joseph Gianino made a motion (**Motion #6**) to refer the violations (List #24) to the Fining Committee for action. Joe Joseph seconded and the motion passed unanimously.

Adjournment: Dave Carter made the motion (**Motion #7**) to adjourn the meeting. Joe Joseph seconded and the motion was approved unanimously. The meeting ended at 11:11am.

Minutes prepared by Jackie Vizzi.

Treasurer's Report: September 2020

Submitted by Karen Domaratzki, VP & Treasurer

In September, our operating expenses were under budget by \$23,900. All categories, with the exception of Utilities, were under budget. The building maintenance category had roof repairs of \$4,400 over budget, yet this category still came in under budget. Utilities was over-budget by \$1,100 due to the water meter replacement project. We have paid for water meters but at Sept month end had not yet received any reimbursement from owners for meters that are the owners responsibility to replace or water reimbursement billed. On a year-to-date basis we are \$84,000 under budget in operating expenses. This is due to it being a year of fewer needed repairs than 2019.

Turning to the **Balance Sheet**, our accounts receivable from owners continued to decline, dropping by \$19,000 in September to end the month at \$165,000. This is the same level they were at when 2020 began, indicating that our Association is thankfully not being adversely impacted financially by the pandemic.

These repayments, and our budget surplus, have been good news for our cash balances. At September 30 we had \$2,460,000 in cash compared to \$2 million at the start of the year. We have a large payment to RL James coming up, but overall our cash balances are up and that is always good.

I move that the September financial report be ratified as presented, and submitted to the minutes as a report, posted as an attachment.