



Board Meeting Minutes
January 12, 2021 – 10:00 a.m.
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238

Determination of Quorum: Present in person were: President Dave Carter, Secretary Jackie Vizzi, Director Joseph Gianino, and Director Joe Joseph. Present via telephone was Vice-President/ Treasurer Karen Domaratzki. 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: December 10, 2020: Jackie Vizzi made a motion (**Motion #1**) to approve the Board Meeting Minutes from December 10, 2020. This motion was seconded by Dave Carter and was approved unanimously.

President Report:

- Dave Carter confirmed that everything was on track with the Building Remediation.
- Hurricane Irma Roof Damage Insurance Claim: Engineers hired by the insurance carrier and by our attorney have both completed their field work but we have not yet seen their written reports. The estimated cost to replace the roofs became a topic of discussion: roofing companies, inspections, types of roofs, etc.

Treasurer's Report: Karen Domaratzki gave an update on the November financials. The November financials were very similar to the October financials with the operating budget being \$83,000 under year to date as of November 30. The water meters have been replaced to date have costed the Association \$18,000 but a portion of this money will be reimbursed by the owners. There is over two million in the Reserves and about one million in the Building Contingency account. Overall, we are in good financial shape. She made a motion (**Motion #2**) to ratify the November financials. Dave Carter seconded the motion and it passed unanimously.

Karen proceeded to discuss the 2019 audit. The process has been slow and the work is not finished. The Association is considering looking for a new auditor.

Manager's Report: Glenn Aitelli announced that there were nine leases and five sales in November. The water heaters over ten years old are slowly being replaced. Of the 113 notices that were sent, 13 are still pending. Some of the breezeway light fixtures are showing their age and breaking down. It is becoming more difficult to replace them since some of these are no longer being manufactured. The Association might have to replace them with a different type due to the obsolete design of the original fixture and lights. Piper will be checking the fire alarms and fire sprinklers in every unit next week.

*Approved at Feb. 3, 2021
Board Organizational Meeting
Dave Carter*

Other maintenance projects that will be coming up are tree trimming, leaf removal, installation of water meters for the pool and car wash and replacement of one of the mailbox assemblies in the south mail kiosk

Rules and Regulations Update: Dave Carter announced that the amendments to change the wording in the Documents have been postponed and won't be presented for the February 2 Annual meeting but will be sent to the owners at a later time after they are finalized by our Association Attorney

New Business:

- **2021 Brazilian Pepper Tree Trimming:** Two proposal have been submitted. Dave Carter made a motion (**Motion #3**) to accept Bouie's proposal for \$4,000 pending a map or diagram showing the scope of the work. Joseph Gianino seconded the motion and it passed unanimously.
- **Water heaters:** Thirteen owners have not replaced their water heaters after receiving two notices that their heaters are more than 10 years old and therefore are not in compliance with section 7.4 © of the Declaration. They will be fined \$100 per month until they show proof that they replaced their water heaters. Dave Carter made a motion (**Motion #4**) that these 13 owners be added to the Violations list #26 which will be sent to the Fines Hearing Committee. Joe Joseph seconded the motion and it passed unanimously.
- **Violations List #26:** Dave Carter made a motion (**Motion #5**) to send the Violations List #26 to the Fined Hearing Committee. Joseph Gianino seconded and it passed unanimously.

Adjournment: Dave Carter made the motion (**Motion #6**) to adjourn the meeting. Joseph Gianino seconded and the motion was approved unanimously. The meeting ended at 11:14 am.

Minutes prepared by Jackie Vizzi.