



**Board Meeting Minutes
April 13, 2021
4012 Crocker's Lake Blvd.,
Sarasota, Fl. 34238
10 am**

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

Call to order: President Dave Carter called the meeting to order at 10:02 am.

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

Approval of Minutes: March 16, 2021: David Carter made a motion (**Motion #1**) to approve the Board Meeting Minutes from March 16, 2021. This motion was seconded by Joseph Gianino and was approved unanimously.

President Report:

- Dave Carter reported that the Building Remediation was ahead of schedule. Building 1 is approximately 85% completed and demo on building 2 is 80%. Completion date for building 1 is May 7, 2021.
- **Hurricane Irma Roof Damage Insurance Claim-** We have received the report from the engineer hired by our lawyer. The report shows damage to roof tiles and underlayment. Wind speeds recorded of up to 78 mph, 45-40 mph are sufficient to cause damage. Current roof tiles are out of production. The report has been sent to the insurance company and we are expecting them to respond with a coverage letter by late April.
- **Lawsuit against Insurance Agent for making error in preparing policy.** Our claim was filed in the Sarasota County Circuit Court in January 2021. Both insurance companies have made motions to dismiss. The judge should rule on those motions by late April. If the case goes to trial the trial date set by the court would probably be in early 2022.

Treasurer Report: Karen Domaratzki gave an update on the February financials. The Association's operating expenses were \$11,500 under budget in February. This was primarily due to a drywall expense recovery. Roof repairs at \$10,900 were \$7,100 over budget and Fire and Safety was \$2,300 over budget, due to annual sprinkler and fire hydrant inspections. Despite these expense overages, every other category was under budget, resulting in the Association being \$11,500 under budget for expenses for the month. We have \$2.2 million in the Reserves. She made a motion (**Motion #2**) to ratify the February Financials. Joseph Gianino seconded the motion and it passed unanimously.

Manager's Report: Glenn Aitelli announced that there were 18 leases and 7 sales for the month of March.

Monthly accomplishments:

- 1) Dryer vents replaced in building 19

- 2) Rebuild of Fishing Pier
- 3) RL James stained and sealed the Fishing Pier
- 4) Gazebo's and cooking areas pressure washed
- 5) Replaced south gate lock on Pool A
- 6) New curbing poured at building 19
- 7) Pressure wash bldg.'s 4,10,14,17,19,22,24,26,27 and 28 as well as carports

New Business:

- **Water Meter Replacement Program Billings-** Discussion was held to vote on new resolution 2021-1. Association attorney drafted the resolution which was read by Karen. Karen made a motion (**Motion #3**) to approve, seconded by Dave Carter and motion approved unanimously.
- **Contract for additional Power Washing-** Discussion whether to pressure wash breezeways in 13 building and deep clean carports. Dave Carter made a motion (**Motion #4**) to hold off decision until July. At that time scope and date will be voted on if necessary. Joseph Gianino seconded the motion and it passed unanimously.
- **Contract for Smoke Detector Inspection-** No estimates were received, expect an estimate from Rye Barker within a week. Dave Carter asked to investigate alternative solutions such as educating and certifying maintenance staff to perform inspections. Glenn will check local codes and certification needed. Dave Carter made a motion (**Motion #5**) to investigate further. Joe Joseph seconded the motion and it passed unanimously.
- **Discussion of Vans that violate Motor Vehicle Parking and Towing Policy-** Discussion was held pertaining to prior management allowing (grandfathering) certain vans that were/are not in compliance with our parking policy to be issued a parking permit, Dave Carter proposed to have owners of the vehicles sign a Grandfathered Vehicle Agreement that would allow them to legally park on property until they trade in or sell the vehicle or move away. No additional parking permits or temporary parking passes will be issued to any vehicles that violate our parking policy. Dave Carter made a motion (**Motion #6**) to go forward in executing with Grandfathered Vehicle Agreements for five specific full-size vans, following procedures outlined by the Association Attorney . Joe Joseph seconded the motion and it passed unanimously.
- **Water Heater Violations (Violations List #29):** The board was furnished a list identifying 4 units with water heaters that are more than ten years old and whose owners have not responded after receiving two written notices to replace their water heater. They will be fined \$100 per month until they show proof that they have replaced their water heaters. Dave Carter made a motion (**Motion #7**) that these 4 units be included on Violations List #29 which will be sent to the Fine Hearing Committee. Joseph Gianino seconded the motion and it passed unanimously.
- **Other Violations (Violations List #28):** The board was furnished a list and set of pictures identifying 28 violations of Association documents pertaining to items left in breezeways or stored or hung in balconies or lanais and one violation of the association's rental restrictions. The board agreed to approve the rental restriction violation and 27 of the other violations. Dave Carter made a motion (**Motion #8**) to refer those board approved violations to the Fine Hearing Committee. Joe Gianino seconded the motion and it passed unanimously.

Adjournment: Dave Carter made the motion (**Motion #6**) to adjourn the meeting. Charlie Benedict seconded and the motion was approved unanimously. The meeting ended at 12:19 am.

Minutes prepared by Glenn Aitelli.

*Minutes approved at May 13, 2021
Board Meeting*

