

# Waterfront on Venice Island Master Association, Inc.

Board of Directors Meeting  
Argus Management of Venice Offices  
December 18, 2012

## Minutes

Kim Calla called the meeting to order. He also established that a quorum was present. Notices of the meeting were posted in all three elevators 48 hours in advance.

Those attending included: Barry Alberter, Kim Calla, Mike Kaplan, and Vinny Campbell.

Kim turned the meeting over to Vinny for a presentation on the proposed budget for 2013. Changing landscape companies has resulted in a significant annual savings. Vinny has approved the expenditure of small amounts of money to add flowers and replacement shrubs on a monthly basis. Improvements to the irrigation system have been made as well.

A proposal to fix the drainage problem behind Building B has been received. Vinny will talk with Diane about another analysis of the drainage problem before approving the remedy.

We face the annual trimming of the mangroves and the large palms on the common grounds. Vinny will get these tasks scheduled.

Barry has inspected the dock and recommended that we make minor repairs to any boards that are weak and then seal the dock. John Leggett will do the work with pointers from Barry.

The big outstanding expense is to pay architect and engineer expenses for the upgrading of the Clubhouse plans. In order to get the invoices paid in January, the Master Association will have to re-open our line of credit at Florida Shores. Kim was tasked with arranging the loan with Janet Romano. Mike will help coordinate with Janet.

The Board took the following actions with unanimous approval:

1. The budget for 2013 will remain the same as 2012;
2. The Master Association's line of credit will be re-opened at Florida Shores;
3. Once the final costs for the architecture and engineering updates on the Clubhouse are determined, the Master Association will levy a special assessment on the 98 owners to cover these costs.

The meeting was adjourned.

Mike Kaplan, Master Association Secretary  
Vinny Campbell, CAM  
December 21, 2012