

Waterfront on Venice Island Master Association, Inc.

Board of Directors Meeting
Venice Public Library Conference Room
March 19, 2013

Minutes

Barry Alberter 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, Mike Hartley, Mike Kaplan, and Vinny Campbell. In addition several owners from all three buildings attended.

Mike Hartley moved that the Minutes from the Board's February 7, 2013 meeting be approved. Mike K seconded the motion. The vote to approve was unanimous.

Barry distributed handouts of a report on the recently completed Waterfront Clubhouse Survey compiled by Mike H. who briefed the group on the results of the Survey. His report contains charts and graphs illustrating owner responses. There was an overall 82% return. The No responses were broken down into 5 types based on narrative comments from respondents. Mike H pointed out that there were other possible types of no responses but the 5 he used were mentioned by several respondents.

Barry then opened the meeting to a general conversation about Mike H's analysis. There were numerous comments and questions by Board members and owners that resulted in a thoughtful, productive interchange. The comments and questions are listed below.

- Was there a consensus in the No Responses regarding what to do next?
- Because there wasn't adequate support for the proposed Clubhouse, what do we need to do before we move ahead with an alternative plan?
- Parking is a big issue for us. The City of Venice is tough on parking requirements. The City can fine us if we don't meet the requirement. To date, they have not asked us to comply.
- We need another process moving forward, one emphasizing the need for 196 parking spaces on the campus. Several years ago The City of Venice provided the developer a variance for 188 spaces. Whatever new long-range site development plan the Master Board approves, the issue of adequate parking should be a key driver.
- It was suggested that we consider the possibility of working with an architect who specializes in campus planning. Mike H noted his own previous work on the Venice Planning Commission and past projects that used a visioning process to uncover all the potential assets in a community. Such a process is bound by all City restrictions including sewage, drainage, set backs, landscaping and other related issues. This work can be managed by the Master Board using a task force of owners and outside experts.
- Mike K mentioned the importance of using an outside facilitator who can maintain a neutral, value-free stance whereas owners have a personal stake which reduces their objectivity.
- Barry commented on getting some internal expertise from Les Linsemier, a unit owner architect, in Building C. Les is willing to help as the process moves forward.
- A good starting point is to focus on the parking issue by considering what can be done in a flood zone. The thinking could begin with a paved, striped parking area. Then it can move to carports, additional garages and another clubhouse configuration.

- Can we build on top of existing garages? Would existing footers support another floor on top of the garages?
- Can we purchase the small shopping center in front of the Waterfront? The developer considered this possibility several years ago?
- Can we purchase an end unit and convert it to a clubhouse?
- At a minimum we could build an "attractive" parking lot. We can explore with the City "bank parking" requirements with an eye toward building a certain number of parking places immediately and holding some green space for additional parking spaces in the future. Les indicated his interest in exploring this concept.
- We have 152 parking spaces on campus currently. This includes garages. It was suggested that the Board create a long-range plan to accompany all the priorities we face. This plan should be developed before we survey the owners again.
- Mike H talked about the importance of building connections with key stakeholders including the Building Department, Mayor and City Manager. His feeling is the City views the Waterfront as a "Signature" development in Venice and the City will want to see us continue to enhance the campus in years to come.

Barry brought the discussion back to the Board for further action. Mike H received kudos all around for his work on the data analysis report and briefing.

Mike H again advocated getting support from an outside architect to help us create a long-range master site development plan, one that will evolve directly from our continuing parking needs and which will capitalize on all the existing physical assets on the Waterfront campus.

It was suggested that a special assessment of \$100 to all 98 owners could fund the new architect's work and pay off previously completed work on the Clubhouse updates. Those present gave a positive nod to this suggestion. The Board will continue to discuss this tactic.

Mike H moved that we proceed on to the next step by having the Board empanel a small Task Force to study the optimization of the Waterfront campus resources (existing parking, garages, a dock, submerged land leases, a swimming and land behind the buildings) and to present a recommendation, quickly, on how to proceed with a new process and professional help.

The following clarifying discussion took place. Mike K suggested that all 3 Board Members serve on the new Task Force as full-time players and not advisors. Selected owners from each Building also will be asked to serve on the Task Force. Mike H will develop a charter, mission statement and timeline, including deliverables, for the Task Force which will report by April 26, 2013. The Board will take action on steps that will follow the work of the Task Force. Sustaining momentum is the key to our future accomplishments on campus development

Barry seconded the motion as clarified. The vote to approve was unanimous.

Mike H moved to adjourn the meeting. Mike K seconded the motion. The vote to adjourn was unanimous and the meeting adjourned at 2:10 PM

Mike Kaplan, Master Association Treasurer
 Vinny Campbell, CAM
 March 20, 2013

Approved by the Master Board April 29, 2013