

WATERFRONT MASTER
BOARD OF DIRECTORS MEETING
JUNE 10, 2014

Opened: 3:00 PM

Present: B. Alberter, M. Hartley, M. Kaplan, L. Kowalski, (D. Conti, D. Davis, A. Grant, E. Bago on speakerphone) and Vinny Campbell Argus Management.

Absent: D. DesPres

MOTION made by M. Kaplan and seconded by L. Kowalski to approve the minutes of the April 10, 2014 Board of Directors meeting as presented.

MOTION PASSED UNANIMOUSLY

Directors – Voting interests will be addressed at next Board meeting.

Financial Report: Treasurer A. Grant reviewed the finances of the Association. \$5700 to the good. The loan was repaid and things look good.

Manager's Report:

Pool Refinishing – 2 proposals received and one more expected.

Aqua Doc –

Krystal Krete 10 year warranty \$5250.00

Pebble Stonescape Lifetime Warranty \$5950.00

Southwest Pool –

Krystal Krete 10 Year warranty \$8112.00

Sun Stone Pearl Finish 15 year warranty \$9285.00

Pavers at Pool Area –

Aqua Doc

Pavers \$15,000.00 Travertine \$22,000.00

Southwest Pool

Pavers \$16,735.00

Custom Pavers

Flagstone Patriot Pavers \$17,369.00

Fencing –

Complete Aluminum

Parking Lot Fence By Bridge \$38,156.00

Front Parking Lot Fence \$34,857.00

Other Bids Expected

Absolute Aluminum, Mulletts Aluminum, Jansen (as per specs)

Landscaping problems were discussed.

When a change of Lawn companies was made there was a savings of about \$800.00 per month. Originally we spent about 1/2 of that savings each month on flowers and new shrubs and then we were told to back off and flowers and plantings that last about 3-4 months have been in place for 2 years without replacements.

Palm trees have been infested with White Fly and the landscape company sprayed many trees gratis and Management had to make a decision to spray the remaining trees in order to save them. Landscaping needs some upgrades.

Mangroves have been cut.

Manager met with the City of Venice Planner and discussed the number of parking spaces required - 2 spaces per unit -- 188 was originally approved.

Putting in a parking lot will make the Association to come up to a total of 188.

A park in the parking lot area will require new plans.

Committee Reports:

Discussion took place on the possibility of hiring a land use attorney to look into what and what can't be done with the grassy area.

Interviews were held with consultant management companies.

Goverance document revision task force was discussed.

Mike Kaplan spoke to the Master Association documents possibly being revised. Funding for this project was not allocated in this years budget. Next year this item will be budgeted.

Unfished Business:

Pool heater – maintenance program will have to be determined.

Part time maintenance person was discussed. Perhaps hiring an outside maintenance contractor is the way to go.

Maintenance person's golf cart- Argus Management was against the golf cart as it is against the documents. After discussion it was stated that the vehicle is a maintenance service vehicle.

MOTION was made by M. Hartley and seconded by M. Kaplan to grant President Alberter the ability to negotiate a price for the maintenance man's service vehicle so that the Association will own the vehicle and insure it under the Association policy.

MOTION PASSED UNANIMOUSLY

Discussion took place on hiring a construction manager to write specs and develop the RFP for the projects.

Some proposals and information for the projects has already been obtained by the Property Manager.

Diane Conti spoke about refurbishing the docks and repaving the roads.

MOTION was made by M. Hartley and seconded by A. Grant to engage J2 Solutions consultants to define the Master Association projects.

MOTION PASSED UNANIMOUSLY

Discussion took place about hiring a CPA to do a compilation of the finances. There is a discrepancy between State law and the Association's by-laws about doing a compilation. Discussion followed on the pros and cons. The subject will be tabled until the next Board meeting.

Next Board meeting is July 2nd at 3:00 PM.

Mike Hartley will draft the agenda for the meeting.

Meeting Adjourned: 5:35 PM

Respectfully submitted,

Vinny Campbell, CAM
Argus Management of Venice