

Waterfront of Venice Master Association, Inc.

BOARD OF DIRECTORS MEETING JULY 2, 2014

Meeting Opened: 3:00 PM

Present: Michael Kaplan, Barry Alberter, Mike Hartley, L. Kowalski (D. Grote, D. Davis, E. Bago, D. Conti speakerphone) and Vinny Campbell Argus management.

Absent: A. Grant

MOTION was made by E. Bago and seconded by L. Kowalski to approve the minutes of the June 10, 2014 Board of Directors meeting as presented.
MOTION PASSED UNANIMOUSLY

Manager's Report:

Proposals on pool resurfacing, pavers and fencing were given to J2 Solutions. An additional pool resurfacing proposal from Olymic pool was received after the last Board meeting.

Stormwater Retention pond inspection and re-certification being prepared by Dan Wilcox of Stephens-Wilcox Engineers.

Three requests for fencing proposals were sent out to Absolute Aluminum, Mullets Aluminum and Jansen.

Committee Reports:

Larry Archer from J2 Solutions made a presentation on the needs of the Waterfront property. Mr. Archer had a report prepared that Board members had and were able to go along with Mr. Archer's presentation.

Parking lot and sidewalks- curb trenching was discussed as to their conditions and scope of work. Pool deck cracking and fencing were discussed next. All items outlined in his manual.

Discussion on document task force was postponed to the Fall.

Unfinished Business:

The maintenance man's utility vehicle was purchased from him by the Master Association for \$1800.00. A Bill of Sale was drawn up and the vehicle put on the Master insurance policy.

New Business:

Landscape Task Force – M. Hartley prepared a draft of a lawn maintenance RFP. Discussion took place about a task force overseeing the landscape. It was agreed to have Natures Design come in and evaluate the conditions of the property and make their recommendations. Several Board members and Management will accompany Natures Design personnel.

J2 Solutions contract for running and overseeing the various projects outlined in their manual.

MOTION was made by E. Bago and seconded by M. Hartley to initiate a beginning contract with J2 Solutions.

MOTION PASSED UNANIMOUSLY

Meeting adjourned: 5:00 PM
Respectfully submitted,

Vinny Campbell, CAM
Argus Management of Venice