

Waterfront of Venice Master Association, Inc.

BOARD OF DIRECTORS MEETING MARCH 25, 2015

Meeting Opened: 10:00 AM

Present: Barry Alberter, Dave Davis, Ernie Bago, Lori Kowalski, C. Costanzo, (Dave Grote, Diane Conti, M. Hartley on speakerphone) and Vinny Campbell, Argus Management.

Absent: A. Grant

MOTION was made by L. Kowalski and seconded by E. Bago to approve minutes of the January 26, 2015 Board of Directors meeting as presented
MOTION PASSED UNANIMOUSLY

Election of Officers:

D. Grote nominated M. Hartley for President

L. Kowalski nominated B. Alberter for President - He declined

No further nominations, M. Hartley accepted

D. Grote nominated C. Costanzo for Vice- President, no further nominations he accepted.

D. Grote nominated D. Conte for Secretary, after much deliberation she declined.

B. Alberter nominated E. Bago for Secretary, he accepted.

D. Davis nominated A. Grant for Treasurer, no further nominations.

Financial Report: Management reported on the financial expenses and the Special Assessment expenses so far.

Unfinished Business:.

Capital Improvement – M. Hartley recapped the capital improvement projects that have been completed.

Pool furniture selection was discussed and changes agreed upon by the Board..

Pool deck -- 10 days to 2 weeks the pool will be down when deck is being done. May 1st to May15th was time frame agreed upon to do the deck.

There will be a budget committee meeting real soon to evaluate how the project is doing with funds.

All landscaping will be done as per original plans approved by the City of Venice.

Drainage behind B&C buildings – Quote from Hughey Construction of about \$10,000. Sod replacement of about \$5000.

MOTION was made by D. Grote and seconded by L. Kowalski to remove tree at building C for \$600.00 from Affordable Palm.

MOTION PASSED UNANIMOUSLY

President B. Alberter asked each Board member to review the amended documents and compare them to the present documents and to do this by the end of May.

New Business:

Building A was requesting to put down pavers around their walkway to under the parking area under their building. This subject was discussed as it would leave building A looking different than buildings B and C.

MOTION was made by D. Davis and seconded by C. Costanzo to have the Master Association evaluate building A cracking at their entrance.

MOTION PASSED UNANIMOUSLY

Venetian Trail maintenance and responsibility of Association will be investigated by M. Hartley.

Boat dock repair. Custom Dock and Davit \$52,225

Duncan Sea Wall \$69,869 or \$48,754

D. Grote recapped his conversation with Custom Dock and Davit

Dock situation will be tabled to the next Board meeting. D. Grote will chair the committee to pursue dock investigation.

Meeting adjourned: 11:38 AM

Respectfully submitted,

Vinny Campbell, CAM

Argus Management of Venice