

Waterfront Master Association, Inc.
Board of Directors Meeting
Thursday May 28, 2015

UNAPPROVED MINUTES

CALL TO ORDER: The meeting was called to order by President Mike Hartley at 2:00 p.m., at Atlas Insurance Conference Room, 7120 Beneva Road, Sarasota, Florida 34238.

DETERMINATION OF QUORUM: Present in person was President Mike Hartley, Vice President Craig Costanzo, Secretary Ernie Bago, Directors David Grote, and Lori Kowalski. By conference phone was Treasurer Allen Grant, and Directors Barry Alberter, Diane Conti, and Dave Davis. A quorum was established. Also in attendance was Susan Thimmes from Argus Property Management.

CONFIRMATION OF PROPER MEETING NOTICE: President Mike Hartley confirmed the meeting notice was posted on the Association property forty-eight (48) hours in advance of the meeting, in accordance with the By-Laws of the Association and State Statute 718.

AMENDED ORDER OF THE AGENDA: A **motion** was made by Ernie Bago and seconded by Craig Costanzo to amend the order of the agenda allowing for Guest Speaker Darrin Howard to discuss the Associations Insurance policy renewal. *Each Director present voted in favor, the motion passed unanimously.*

GUEST SPEAKER: Darrin Howard from Atlas Insurance discussed the renewal of the Master Insurance policy. A **motion** was made by Allen Grant and seconded by Dave Davis to increase the umbrella policy to \$25,000,000 and add \$26,519 to the replacement cost of the new iron fencing to the policy. *Each Director present voted in favor, the motion passed unanimously.*

A **motion** was made by Allen Grant and seconded by Ernie Bago to authorize Mike Hartley to sign all insurance renewal policy applications. *Each Director present voted in favor, the motion passed unanimously.*

APPROVAL/DISPOSAL OF MINUTES: A **motion** was made by Craig Costanzo and seconded by Dave Davis to waive the reading and approve the BOD meeting minutes from March 25, 2015 with corrections. *Each Director present voted in favor, the motion passed unanimously.*

TASK FORCE:

1. A **sense motion** was made by David Grote and seconded by Lori Kowalski to move to the next step with the 2015/2016 Capital Improvement Project. This includes getting bids on the trim, the Tower, garages and power washing. Ernie Bago is the Chair of this Committee. *Each Director present voted in favor, the motion passed unanimously.*
2. A **sense motion** was made by Lori Kowalski and seconded by Ernie Bago to change order of getting bids for repainting the areas around the pool & repairing all the cracks. This is a part of the original scope of work in the Special Assessment for refurbishing the pool area. *Each Director present voted in favor, the motion passed unanimously.*
3. A **sense motion** was made by Dave Davis and seconded by Craig Costanzo to get bids to repair the front entry gate & to enhance the landscaping, lighting, & sign for the front entrance. The Board discussed contacting a Designer for the Landscaping & lighting. The goal is to enhance the curb appeal of the Community. *Each Director present voted in favor, the motion passed unanimously.* Barry Alberter has a proposal from Wenzel to install (2) all weather magnetic locks on the entry gate and an exist push button. He will execute the proposal and send to Susan Thimmes to have Wenzel proceed with the repair work.
4. A **motion** was made by David Grote and seconded by Lori Kowalski to move forward in getting the permit for paving the pool area. This is included in the Special Assessment budget. *Each Director present voted in favor, the motion passed unanimously.*
5. A **sense motion** was made by David Grote and seconded by Craig Costanzo to get cost estimates for a "Vehicle Charging Station". *Each Director present voted in favor, the motion passed unanimously.*
6. A **sense motion** was made by Lori Kowalski and seconded by Craig Costanzo to get a design & proposals for Landscaping behind the pool area after the pavers have been installed. The proposal is to include taking down the palms. *Each Director present voted in favor, the motion passed unanimously.*

7. A **sense motion** was made by Ernie Bago and seconded by David Grote to get proposals to update the entry gate with a digital electronic entry system. *Each Director present voted in favor, the motion passed unanimously.*
8. A **sense motion** was made by Ernie Bago and seconded by David Grote to survey all owners of their opinion on the various uses for the north area of the property, to make it more of a “park” atmosphere. Some suggestions were benches, picnic tables, and grills. *Each Director present voted in favor, the motion passed unanimously.*
9. There was a discussion on having a basic instigated parking policy for each building including owner’s guidelines. Diane Conti will Chair this Committee and is asking for volunteers from each building to assist her.
10. A **sense motion** was made by David Grote and seconded by Craig Costanzo to get proposals from J2 Solutions on repairing/replacing the dock. The current condition of the dock is low grade. *Each Director present voted in favor, the motion passed unanimously.*
11. A **sense motion** was made by David Grote and seconded by Lori Kowalski to pursue the landscaping & drainage issues behind buildings C & B. *Each Director present voted in favor, the motion passed unanimously.*
12. A **motion** was made by David Grote and seconded by Ernie Bago to increase the monthly Landscaping enhancement budget to \$500. *Each Director present voted in favor, the motion passed unanimously.* Lorie Kowalski will now Chair the Landscaping Committee and work with NDL.
13. A **motion** was made by David Grote and seconded by Ernie Bago to get proposals from NDL on replacing the Palms that are dying. Lorie Kowalski will Chair this project. *Each Director present voted in favor, the motion passed unanimously.*

UNFINISHED BUSINESS: Covered in Task Force

NEW BUSINESS:

1. A **motion** was made by Allen Grant and seconded by Craig Costanzo to have Deb Gifford, Vice President of Argus Property Management and Walt Hammerling, President of Argus Property Management, sign checks for the Master Association if all signers from the Board are not present in Florida. Susan Thimmes will send the check detail to the Treasurer Allen Grant. *Each Director present voted in favor, the motion passed unanimously.*
2. A **motion** was made by David Grote and seconded by Craig Costanzo that unit owners must be present in person at the meeting to comment on any within the owner’s comments portion of the Board of Directors meetings. *Each Director present voted in favor, the motion passed unanimously.*
3. There was a discussion on hiring a full time Maintenance Person. Argus temporarily has the basic’s being covered with Maintenance personnel from other Argus properties. Mike Hartley would like to get a proposal from Desormier Consulting Group to come in and do a onetime cleanup of the entire property. Ernie Bago volunteered to meet with them at the property. Susan Thimmes, from Argus will continue to get Resumes and send any qualified persons applications to the Board for review before any interviewing is done. The agreed that the starting pay would be \$17.50 per hour to start and after (90) days, \$20 per hour.

OWNERS COMMENTS: None

DATE OF NEXT MEETING: To be determined

ADJOURNMENT: A **motion** was made by Ernie Bago and seconded by Craig Costanzo to adjourn the meeting at 6:30 p.m. *Each Director present voted in favor, the motion passed unanimously.*

Respectfully submitted,
Susan Thimmes, LCAM
Managing Agent for Waterfront Master Association, Inc.
Argus Property Management, Inc.

Approved on: _____

Initialed: ___