

# **Waterfront of Venice Master Association, Inc.**

## **BOARD OF DIRECTORS MEETING JULY 22, 2014**

Meeting Opened: 2:00 PM

Present: M. Kaplan, L. Kowalski  
(B. Alberter, M. Hartley, D. Grote, D. Davis, E. Bago, speakerphone) and  
Viny Campbell Argus management.

Absent: A. Grant, D. Conti

MOTION was made by B. Alberter and seconded by L. Kowalski to approve  
the minutes of the July 2, 2014 Board of Directors meeting as presented.

MOTION PASSED UNANIMOUSLY

J2 Solutions representative was not present as he was unable to get a set of  
drawings from the original Architect. He is presently awaiting a new set  
from a different Architect.

There was no communication received since the last Board meeting.

### **Committee Reports:**

Treasurer A. Grant sent out a brief financial report that was discussed.

MOTION was made by B. Alberter and seconded by M. Kaplan to accept  
the Treasurers report as presented.

MOTION PASSED UNANIMOUSLY

Discussion went back to the issue of Architect drawings and the fact that the  
Association should have a digital set of drawings.

### **Managers Report:**

A walk around with the landscape contractor took place and proposals from  
observations were sent to Board members.

Some palm trees need trimming.

Aluminum repairs have been completed.

**Unfinished Business:**

The weed lot was discussed. Plans would be to sod the lot and plant large trees along the fence line by the bridge.

A product called Bio-Barrier was discussed. Cost is \$500.00 for a 100' roll. This product is put down to stop weed and root intrusion in certain areas.

M. Kaplan went back to review the observations received from the walk around with the landscape company. He spoke about how the company was allowed to spend approximately half of the monthly savings received (\$300.00) when the company was hired. These savings were spent on new shrubs and flowers to enhance the property. Then there was a stop put on the situation and some flowers that supposedly last about 6 months are still in place and not looking so good.

Partial lifting of sidewalk area at building A was discussed.

MOTION was made by M. Hartley and seconded by B. Alberter to take out concrete at sidewalk entrance at building A and put in a temporary cover until it can be finished later and J2 Solutions will be contacted.

MOTION PASSED UNANIMOUSLY

L. Kowalski spoke to the proposals received from Natures Design. She requests more information and pictures.

MOTION was made by L. Kowalski and seconded by M. Hartley to install 10 Podocarpus on right side of building B for \$365.00.

L. Kowalski will act for the Board.

MOTION PASSED UNANIMOUSLY

Discussion took place about tree behind building C growing up to the third floor and ultimately blocking views of 215 and 315. The owners of 215 and 315 have said they are willing to pay for its removal.

Tree contractor and Natures Design to be contacted.

There will be a Special Board meeting July 30<sup>th</sup> at 3PM

Meeting adjourned: 3:31 PM

Respectfully submitted,

Vinny Campbell, CAM

Argus Management of Venice