

MEETING MINUTES
VENICE BEACH APARTMENTS, NUMBER 1
JANUARY 19, 2015

The meeting was opened at 6:30 pm by President Joe Ryan. Other board members present were Pat Jackson and Marsha McGovern and Kathy Rumble (by phone). Owners present, Eileen Ryan, Lorraine Silva and Gerald Silva.

A motion was made to approve the minutes from the December 2014 meeting.

Moved: Marsha McGovern
Second: Pat Jackson
Approved: Yes

Association Finances

The financial report through 12/31/2014 was presented and approved. A copy of this report is enclosed for your review.

Moved: Pat Jackson
Second: Marsha McGovern
Approved: Yes

Old Business:

A committee of owners from Venice Beach #2 and Tom Osborne from Venice Beach #1 have been meeting with our lawyers to determine the best next step when looking at acquiring ownership of our property. This will be discussed further at the annual meeting.

New Business:

The return of all of the proxy statements sent with last month's minutes is important. This is the way the board receives information regarding our owners choices in the matters listed. The board recommends a **no** vote on the partial roof reserve. Our roof reserve is now over \$10,000 and that money cannot be used for any other purpose than to repair a roof issue. We will discuss other reserves at the annual meeting such as painting, sprinklers and landscape work etc. Please send your proxy as soon as possible so it can be counted at the annual meeting.

Correspondence:

A note was received from Monty Emerson to inform us of the death of his father Bill Emerson last October at the age of 93. Bill was an active member of our board of directors for many years. His wife Jean continues to live with her son in Rogersville, TN.

A note was received from Tom and Carol Osborne requesting information about who is responsible for the pipes under the floors in our units and possible foundation problems inside our units. This item was discussed by the board in November of 2013 and at that time a letter was received from our lawyer discussing the issue. Owners were asked to read the information provided by the lawyer and to send recommendations to the board regarding how they should proceed. No correspondence was received from our owners and the board elected to continue with the opinion that any issues inside a unit were the responsibility of the unit owner. This can be discussed again at the annual meeting if required. A copy of the minutes of the November 2013 meeting is available in the laundry room.

Owner's comments:

Gerald Silva requested that the board look at individual water meters for each unit. This was

discussed and Gerry was asked to do some research on the cost savings of this change for the owners and the association. The cost of implementing this project will also be researched.

Notes to owners:

Unit #3 is now in the hands of a realtor.

Venice Avenue has been repaved and the re-nourishment of Venice Beach has begun.

It is that time of year. We call for owners to submit application to run for the board. Please remember our complex is a cooperative venture and even though we have the services of a management company we continue to need a board to monitor their activities. The board members are volunteers and the current members have served for several years.

The meeting was closed at 7:30 p.m. by president, Joe Ryan.

The annual meeting will be held on February 19, 2015, 3 p.m. at the Venice City Hall