

Venice Beach Apartments One, Inc.

Board of Directors Meeting Minutes **DRAFT**

Wednesday, April 20, 2016 at 6pm.

Call to Order: Jerry Silva called the meeting to order at 6:00 p.m.

Quorum Establishment: Present were Treasurer; Jerry Silva, Directors; Kathy Rumble, and via proxy- Joe Ryan and Mark Goodnight. Owners present at the meeting: Eileen Ryan, Lorraine Silva, and Patricia Jackson. Also present was Nicole Banks of Sunstate Management.

Proof of Notice- proof of notice was given in accordance with Florida Statute 48 hours prior to the meeting date and time.

Approval of Minutes: Jerry made a **MOTION**, seconded by Kathy to waive the reading of the minutes and approve the March 16, 2016 minutes as presented. MOTION passed unanimously.

Presidents Report: No report.

Treasurers Report: Jerry confirmed the financial reporting is on track as of March 31, 2016.

Unfinished Business:

- Kathy was very pleased with Larry and the new landscape project. Kathy reported on the project's progress.
- M&E is aware of the new planting care and fertilizing that is needed.
- Nicole will contact Larry to complete the highlighted items.
- There are many returning rentals for 2017. Nicole will contact the rental agents for the information.

New Business:

- Nicole to USPS mail 2nd quarter invoice reminders to #2 and #12. A \$25 late fee will be applied to any outstanding balance due as of May 1st.
- Accounting will switch Unit #12 billing method to USPS mail.
- Nicole to contact Truly Nolan for the large black bait boxes.
- Nicole to request a bid/ contract from Dwight Harper for May 1, 2016 - October 31st, 2016.
- Nicole to contact VBA2 to split the appraisal cost. Barry is the contact on this.
- Nicole to follow up with Tommy on the light poles and the electrical boxes near the poles.
- Nicole did receive the quote from Tom regarding the roadside sand filled islands. Nicole will send the entire bid for Board review.
- As a reminder to all – Venice is enforcing and fining vehicles that are parked in the bike lane. Please be aware.
- Nicole to email draft minutes to all owners.
- Tommy to take a look at Unit #6. The cylinder is not catching. The door may need to be adjusted.
- Unit #20 door has arrived. Nicole to get an installation date from Tommy. Must be installed by May 2nd.

With no further business to discuss, the meeting was adjourned at 7:05pm.

Next meeting TBD

Respectfully submitted,

Nicole Banks

Sunstate Management