

Venice Beach Apartments One, Inc.

Board of Directors Meeting Minutes November 14, 2017 at 3pm **APPROVED**

Call to Order: Marsha called the meeting to order at 3p.m.

Quorum Establishment: Present were Co-President; Marsha McGovern, and Treasurer; Kathy Rumble and Director Mark Goodnight. Owners present at the meeting: Eileen Ryan, Lorraine Silva, Kristina Salness and Pat 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: Marsha made a **MOTION**, seconded by Mark, to waive the reading of the minutes and approve the July 31, 2017 Board meeting minutes as presented. **MOTION** passed unanimously.

Treasurers Report:

- Kathy reported from the October 31, 2017 financial statements.
- Kathy noted that the landscaping irrigation and legal expenses year to date are over budget.

Unfinished Business:

- Condo Conversion Update- Nicole provided a brief update. The attorney is working on the condominium documents for adoption. The timeline for the conversion is the first quarter of 2018. A special assessment is planned in the future to cover the land purchase and legal expenses.
- Landscaping- Tom to check the sprinkler system and schedule. The sod is still an issue. Tom to remove the remaining marked plants on the Venice Ave. side.
- 2018 Draft Budget- The budget planning has begun. The budget meeting will be in December.
- Roof leaks- All reported have been fixed. Singleton did the repairs. There was no cost to the association. All was covered under warranty.

New Business

- Mark Goodnight needs to have his front door replaced. Owners commented that Kristina Salness also needs to have her front door replaced. A city permit is needed to replace the door.
- Lorraine Silva's tub does not drain properly. Lorraine will get additional quotes from Terry's and Babe's Plumbing for comparison. The cause is still unknown.
- Nicole confirmed that the Association is responsible for the drywall to outside. The owner is responsible for anything inside.

Homeowner Comments:

- Eileen Ryan has updated the rental list for the laundry room
- Eileen Ryan requests that notices for Board meetings be emailed to all owners.
- Lorraine Silva still needs to have her screens repaired.
- Pat Jackson's window was repaired.

With no further business to discuss, Marsha adjourned the meeting at 4pm.

Next meeting will be on December 6th at 6pm.

Respectfully submitted,

Nicole Banks Sunstate Management