

Venice Beach Apartments One, Inc.

APPROVED Board of Director Meeting Minutes

Thursday, April 23, 2015 at 4:00 PM

1. **Call to Order**- President Joe Ryan called the meeting to order at 4:01 p.m.
2. **Quorum Establishment**- with President Joe Ryan, Vice President Marsha McGovern, Secretary/Treasurer, Gerald Silva and director, Kathy Ruple in attendance, quorum was established. Mark Goodnight was absent. Sunstate Management was represented by Teri Lennon CAM for the association. Owners in attendance were Eileen Ryan, Lorraine Silva and Patricia Jackson.
3. **Proof of Notice**- proof of notice was given in accordance with Florida Statute 48 hours prior to the meeting date and time.
4. **Approval of Minutes**- motion was made to approve the March 5, 2015 minutes by Marsha McGovern and seconded by Patricia Jackson, Motion carried unopposed.
5. **Financials**- A motion was made by Gerald, seconded by Marsha to approve of the January, February and March financials.
6. **Unfinished Business**
 - Gutters are completed and one concern is that a few of the down spots are a little too long. We will be keeping an eye on the corners and those long spouts. Rodney owner of the Shenk Gutters will shorten if we ask.
 - Bushes were replaced.
7. **New Business:**
 - Presidents Report:
 - Land Lease – a brief review was given by Joe relaying a second attorney may need to be addressed
 - Reserves options will be gathered and offered to the members for a vote in annual meeting. A discussion of possible items to fund for is painting, plumbing, parking, irrigation, electrical, roof, pest control, lanai repairs and landscaping.
 - **Banking Resolution- A motion to add Gerald Silva to our bank signature was made by Marsha and seconded by Kathy.**
 - Sale of Unit #3- New owner's Ty and Kristina Salness were interviewed and approved. Salness interviewed at 1PM Fri, 4.17.15, closing scheduled 4.28.15
 - Turtle information presented
8. **Owners Comments**
 - Unit 19 Screen was replaced by the painter
 - Concerns about gutters and down spouts
 - Concern about reserves be expanded to include more items. The reserve item funds must stay in a fund and may not be shared or removed for other expenditures.
9. Next Board Meeting will be November 12, 2015 at 4:00 pm 2015.
10. Adjournment at 5:21

Prepared by:

Teri Lennon, LCAM