

Venice Beach Apartments One, Inc.

Board of Directors Meeting Minutes Thursday, November 12, 2015 at 4pm.

APPROVED

Call to Order- President Joe Ryan called the meeting to order at 4:03 p.m.

Quorum Establishment- Present was President Joe Ryan, Vice President Marsha McGovern, and Treasurer Gerald Silva and directors Mark Goodnight and Kathy Rumble. Owners present at the meeting: Eileen Ryan, Lorraine Silva, Barry Josephson, Patricia Jackson, Carol and Tom Osborne. 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 approve the April 23, 2015 minutes with one correction; Patricia Jackson is an owner, Jerry Silva is the Treasurer.

Treasurers Report:

- Joe gave the Financials report. Regarding Reserves, motion to defer reserve decision to the December meeting.
- Eileen reviewed the proposed operating budget. VBA1 is doing well and plan to keep the operating budget amount the same. The only proposed change will be in the reserves. This is to be further discussed in December. The proposed operating budget will be mailed to the owners and approval to be made at the December meeting.
- As attached to these corporate records, Eileen reported from the Oct Financial Statements.
- Eileen noted that Jerry's condo is up for sale, once sold, he will no longer be on the board. Thank you for all your help during the transition.

Unfinished Business:

- Palms have been trimmed and landscaping looks great. Tenant at #8 complimented the grounds.
- The management company has been taking care of the day to day activities.
- Dwight continues to work well at VBA and with SMG.
- Joe Ryan and Eileen will resign effective at the end of this term. Joe would stay on the Board, but not as president.
- Ownership of the Land – Joe will work with Tom Osborne to get this question resolved. May need to pursue a "Show Cause" Order in County Court. VBA1 will work with VBA2 on this.
- Work Orders – discussed website access and work order procedure. www.myvba1.com, contact SMG (generates a work order to manager's email)
- Unit 20 – cracked door to be replaced. Tommy Bissonette.

New Business:

- **Motion** made by Mark seconded by Kathy to purchase one new washer for the laundry room. Not to exceed \$1000. MOTION PASSED.
- Coldwell Realtor- Rental Division is continuing to not follow the rules of VBA1. Denise Patrick of Coldwell Realtor Rental Division is not submitting the proper paperwork for #16. The Board is dissatisfied with the way she is handling the rental procedure. SMG will send Coldwell Banker a letter.
- Lengthy discussion regarding rules and procedures regarding rentals, pets, etc. The board is encouraged to review the bylaws.
- SMG will send owner of unit #13 a letter regarding the chair removal. Also a friendly reminder, that items need to be properly removed.
- A HUGE THANK YOU goes to Brian and Marsha McGovern for the power washing of the sidewalks, pool deck and cleaning pool furniture. Then painting the concrete floor by the mailboxes as well as cleaning the laundry room, washing the windows and changing out all the outdoor lighting from yellow bulbs for turtle season back to white lights.
- Roof project went well and has reflecting an insurance savings.
- Regarding the landscaping – it was suggested to perhaps add some color. SMG to discuss with Blue Heron about not doing the hard cut on the hibiscus and other blooming shrubs. Also, ask BH to mow and maintain the grass area between the sidewalk and street. SMG will reach out to VBA2 regarding the Hazeltine proposal.
- Lengthy discussion regarding landscaping. Suggestions regarding adding color, updating and removing hedges. Nicole to schedule meeting with BH regarding cutting.
- Nicole to contact Blue Heron to remove two dead Indian hawthorns at the corner of Venice Ave. that need to be removed.
- Nicole to schedule meeting with Larry to review landscaping projects.
- Lengthy discussion regarding Comcast – repair / replace box at laundry room. SMG to contact Comcast and report the issue. The wiring is outdated.

Meeting was adjourned by Kathy at 5:35pm.

Next meeting is scheduled for December 3rd at 4pm. The annual meeting will be February 11th at 3pm.

Respectfully submitted,

Nicole Banks

Sunstate Management