

Venice Beach Apartments One, Inc.

Board of Directors Meeting Minutes APPROVED

Thursday, December 3, 2015 at 4pm.

Call to Order- President Joe Ryan called the meeting to order at 4:00 p.m.

Quorum Establishment- Present was President Joe Ryan, Vice President Marsha McGovern, and Treasurer Gerald Silva via proxy and director Kathy Rumble via skype. Owners present at the meeting: Eileen Ryan, Lorraine Silva, Kristina Salness 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- Joe made a **MOTION**, seconded by Jerry to approve the November 12, 2015 minutes as presented.

Presidents Report:

- Joe gave the report.
- VBA1 has heard from VBA2 regarding new information on the acquisition of the land. There will be a joint meeting on Jan 9th for questions and answers.

Treasurers Report: No Report.

Unfinished Business:

- On December 9th, Nicole will meet with Larry regarding the landscaping ideas.
- On December 4th, Blue Heron will treat the lawn for ants. Blue Heron will also remove the two Indian hawthorns at the corner of Venice Ave.

New Business:

- Eileen reviewed and explained the proposed 2016 operating and reserve budget.
- Motion made by Marsha seconded by Kathy to accept and approve the 2016 budget as presented with the reserve schedule funded at 25%.
- 2015/16 Winter Rentals – Unit #2 – same renters, #7- returning renter, #8 requested to be permitted to “loan” her rental unit to her in laws for 6 weeks. The Board has approved it. The Board has not heard from unit #13. #14- returning renter, #15- returning renters.
- #16 – new renter with a guide dog. Motion made by Marsha seconded by Jerry to accept and approve the over 90 day rental for unit #16.
- Pat will follow up with the renter in unit #17.
- The older washer has been replaced. It was 6 years old. The dryers are 2 years old and the other washer is 3 years old. Eileen noted that the machines are being taken care of well so they are lasting a long time.

Meeting was adjourned by Joe at 4:50pm.

Next meeting is Thursday January 14th at 5pm and the annual meeting will be February 11th at 3pm.

Respectfully submitted,

Nicole Banks Sunstate Management