

Venice Beach Apartments One, Inc.

Board of Directors Meeting Minutes Wednesday May 24, 2017 at 6pm **APPROVED**

Call to Order: Barry called the meeting to order at 6:04p.m.

Quorum Establishment: Present were Co-Presidents; Marsha McGovern and Barry Josephson, Treasurer; Kathy Rumble, Director; Mark Goodnight. Owners present at the meeting: Jerry Silva. 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: Mark made a **MOTION**, seconded by Kathy, to waive the reading of the minutes and approve the January Board meeting and February Organizational Meeting minutes as presented. **MOTION** passed unanimously.

Presidents Report: None.

Treasurers Report: None.

Unfinished Business:

- Barry reported that the Association has successfully purchased 25% of the land. This is owned by both VBA1 and VBA2. The purchase price was \$85,000. Both VBA1 and VBA2 have a joint line of credit loan for the \$85,000. The line of credit is for up to \$500,000. This may be used if additional land is purchased. Barry and the lawyers are continuing to work with the other land owners.
- The conversion from co-op to condo is in progress and being worked on by the attorney. At the conversion, a master association will be created above VBA1 and VBA2.

New Business:

- SPT provided a quote for sleeving the pipes. The Board discussed hiring an independent vendor to camera the pipes. Barry suggested a magnet device (trillium mineral magnet) to clear the pipes. The sleeving may restrict the water flow. **MOTION** made by Mark, seconded by Kathy to approve having the cameras run down the pipes. **MOTION** passed unanimously. Nicole will obtain three bids.
- Barry would like to install AC in the laundry room. **MOTION** made by Barry, seconded by Kathy to approve \$3000 for installation of AC unit. **MOTION** passed 3-1.
- Tom of M&E will remove the two gingers on the Venice Ave side and move them to a different location on site.
- Tom of M&E will adjust the irrigation to water once per week and to repair the irrigation that is not working near units 6, 7, and 8.
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With no further business to discuss, Marsha adjourned the meeting at 7:05pm.

Next meeting Wednesday, June 28, 2017 Conference Call (941-254-6462, pin 1234) at 6pm.

Respectfully submitted,

Nicole Banks

Sunstate Management