

Venice Beach Apartments One, Inc.

Board of Directors Meeting Minutes Monday July 31, 2017 at 5:15pm **APPROVED**

Call to Order: Barry called the meeting to order at 5:17p.m.

Quorum Establishment: Present were Co-Presidents; Marsha McGovern and Barry Josephson, and Treasurer; Kathy Ruple. Absent- Director; Mark Goodnight. Owners present at the meeting: Eileen Ryan. 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: Kathy made a **MOTION**, seconded by Barry, to waive the reading of the minutes and approve the May 2017 Board meeting minutes as presented. **MOTION** passed unanimously.

Presidents Report:

- Barry provided an update regarding the condo conversion. Per the attorney, a survey is needed for both properties (VBA1 and VBA2) The cost is \$5,000 which will be split between VBA1 and VBA2. **MOTION** made by Marsha, seconded by Kathy to approve getting the property survey done. **MOTION** passed unanimously.
- Barry continues to work closely with the attorney and the land owners in hopes of purchasing an additional percentage. At this point, VBA1 and VBA2 own a total of 25%.

Treasurers Report:

- The Board has received and reviewed the June Financial Statements.
- Nicole will send the pool expense year to date details to the Board for review.

Unfinished Business:

- **Condominium Conversion Update-** This is an ongoing process. The Board continues to work with VBA2 and the Associations' attorney. (Details in President's report) A special assessment is planned but will be done after a total expense is established. The current loan is for \$90,000.

New Business / Homeowner Comments:

- **Landscaping-** The irrigation is not working. The landscaper has contacted an outside irrigation company for the repair. Nicole will meet Kathy and Marsha on site this week to review the landscaping.
- **Pipes-** Nicole will follow up with Mark and with a plumber to obtain another bid for running a camera down the pipes to inspect the condition.
- **New owner-** Nicole confirmed there is a new owner of #9. The application was processed and approved.

With no further business to discuss, Barry adjourned the meeting at 5:40pm.

Next meeting TBD

Respectfully submitted,

Nicole Banks

Sunstate Management