

VENTNOR H

CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES

DATE: MONDAY APRIL 3, 2023

TIME: 6:00PM

PLACE: LE CLUB

1. Call to order:

Present: Steve Turpin, Robert Gatollari, Margarete Perez, Jeff Glenn, John Lucarevski

2. Approval of previous minutes: Approved by Steve Turpin and Darlene Turpin

3. Opening remarks from Steve Turpin, President

4. Treasurers Report (Robert Gatollari): Robert reported the dollar amounts in each of the Associations bank accounts and reserves.

5. Old Business: Steve Turpin stated that there was no old business to discuss. He further went on to state that the new board is in the process of getting up to speed on Association Business. He asked the congregation if they had any old business they felt needed discussing. No one responded.

6. New Business:

- Approval of Elevator Inspection proposal

- Approval of 3 landscaping proposals from Seacrest:

1. Install 4 pallets of red mulch around all shrubs in front and sides of building - \$1,664.00

2. - Removal of dying Royal Palm and one Jatropha tree - \$350.00

- Installation of (1) 25-gallon Bottle Palm - \$300.0

- Transferring of baby pups from Fan Tail Palm to new location if possible – N/C

3. Root drench and foliage spraying of 2 trees which are infested with numerous insects - \$225.00

Aloft systemic granular will be applied 30 days later giving trees extra protection for up to 9 months

Steve Turpin explained why he felt we need to approve the 3 landscaping proposals. There was discussion of possibly doing some of the necessary work with volunteers from the Association however, everyone agreed to have Seacrest take care of it.

Steve further went on to say that he wanted to be clear that everything the board does will be out in the open. Decisions will not be made without first bringing it to the congregation at board meeting. Margarete Perez added that if a member of the congregation does not come out to the meetings or at least keep themselves informed by reading the monthly board minutes, they cannot complain after decisions have been made and proposals have been ratified at the next board meeting.

Steve also brought up the importance of getting to know your neighbors and attending socializing events such as the b-b-q.

7. Questions/concerns and answers:

1. Frame around mail box repair to prevent water and pest intrusion – it was suggested that we install a frame around the boxes and seal it to prevent water and pest intrusion. Board will investigate suggestion of frame/waterproofing and tile replacement.
2. Condition of mail box area. Various residents voiced concern over missing tiles and paint on walls. Steve Turpin explained that we were originally waiting to repair tiles etc. when we thought we had to completely renovate the mail box area to include package boxes (as per the US Postal Service). It is a very expensive endeavor which we are holding off on as long as we can therefore, the board will research replacing missing tiles and fix up the area.
3. Question was asked why we have a VENTNORH email address. Jim, past Secretary/Treasurer explained that by law, we now have to keep all emails pertaining to the association therefore, an association email was created.
4. Concern about not painting the building...it was brought up that it is also protection of the stucco when it rains. Board will obtain a paint estimate for the building
5. A resident requested that we have lines painted on the pavers indicating a pedestrian walkway from the elevator area to the b-b-q area because of speeding cars. Steve Turpin said it was not allowed.
6. **Adjournment:** proposed by Pat Thorner, motion by Darlene Turpin and motion approved by all members of the BOD. Meeting was adjourned at 7:05pm

**NEXT MONTHLY BOARD MEETING:
MONDAY MAY 1, 2023 @ 6PM AT LE CLUB**

WE LOOK FORWARD TO SEEING ALL OF YOU THERE!