

# VENTNOR H CONDOMINIUM ASSOCIATION

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## ***BOARD MEETING MINUTES***

**DATE: February 5th, 2024**

**TIME: 6:00PM**

**PLACE: LE CLUB, ROOM B**

**1. Call to order at 6:00 pm by Jeff Hafer, President:**

Present: Jeff Hafer, Steve Turpin, Bob Valicenti, Margarete Perez, Suren Rajkumar

**2. Approval of previous minutes:** Approved by: Bob Valicenti, 2<sup>nd</sup> by Darlene Turpin

**3. Opening remarks** from Jeff Hafer, president.

**4. Financial report:** Margarete Perez reported and reviewed expenses. She also mentioned the Bank of America account and how it is funded from the laundry money. This account is used for minor expenses such as office supplies, etc. We are now going to attach the break down furnished by Seacrest Services when the meeting minutes are sent by email. A resident ask a question about how bills are paid and how we are sure that we are not paying bills for other buildings. Marg assured that there is strick accounting concerning this.

**5. Old Business:**

Jeff Hafer discussed and intruduced the Roof Access Committee and how to contact residents authorized to allow access to technicians and contractors to the roof. Jeff reiterated the importance of keeping data entered in the logbook.

Lots of questions and discussions about tagging water valves and A/C units on the roof with unit numbers.

Jeff discussed the updates to the Unit Modification form. We all need to follow the rules and regulations in this community and the board approves all improvements and modifications to all units in Ventnor H.

Margarete and Jeff have been updating the Ventnor H Resident Guide. This guide is very helpful and will be sent out on email and posted on the website.

**6. New Business:**

Requirements for an audit: we do not have a building size that requires an audit based on Florida Statute. A resident alluded to what criteria require an audit. He said although not required, our By-Laws might require a periodic review. We should consider during a scaled-down version to catch any instances of deviation inadvertantly caused by Seacrest. We would use an independent audit company.

Individual condo insurance issues were discussed. Residents are finding that insurance companies that were providing supplemental insurance to their units are notifying them of cancelation.

Jeff discussed the Structural Integrity Study ( SIRIS ) and that is in the works. Jeff said that Marg had informed us by way of our property manager that we have a Wind Mitigation report up coming in June of this year and building appraisal as of November.

Jeff mentioned the need to have additional board meetings outside of the monthly meetings for our board members however there are restrictions based on the Sunshine Laws. Any meetings of this nature will be announced. No decisions affecting the association will be made during these workshop meetings.

A resident discussed that we continue to see leaks on a unit on the first floor and that it resulting in costs to the resident to make repairs and restoration.

A resident mentioned that Seacrest has not been responsive on light fixtures and other other lighting replacements in and around the building. Lighting in some laundry rooms need to be replaced.

Jeff discussed the water emergency we had recently. This was due to a first floor resident whos water main line was broken off resulting an entire building water shut down event.

A trash chute had been stuffed with furniture and caused a lot of extra work to remove. Please be mindful about what you throw down the chute.

**7. Motion to adjourn by Darleen Turpin, second by Dolores Esposito at 7:05pm.**