

VENTNOR H

CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES

DATE: MONDAY MAY 1, 2023

TIME: 6:00PM

PLACE: LE CLUB

1. Call to order at 6:05pm:

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

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. Steve Turpin went into greater detail in regards to our financial situation stating that although we will be okay, right now we do not have extra funds therefore we need to prioritize what we spend our money on. He mentioned that we have an upcoming payment on June 1st for the balance of \$34,309.43 for the building insurance

5. Old Business:

- Robert Gatollari requested 1 month to try to save the dying Royal Palm instead of removing it. He stated that will purchase a treatment (at his own expense) which was recommended by a nursery. He asked for a tall ladder and saw to cut off the dead branches. Steve Turpin, Margarete Perez and 3 residents mentioned there is a liability involved, that we would need to ask our landscaper if they would cut it for us but Steve mentioned it would probably cost between \$200-\$300. Robert then agreed to remove the tree instead.

6. New Business:

1. TOWING CONTRACT – Jeff Hafer researched 3 towing companies and presented Steve Turpin with their quotes. There is a contract fee and a signage fee for approximately 15 signs. Steve Turpin went on to explain reasons why he felt we did not need and could not afford a towing contract at this time:

1. Ventnor H rarely has an issue where cars need to be towed
2. Before you can tow a car you need to place a notice on the car for 24 hours; most illegally parked cars are only parked for the day at most. By the time the 24 hours are up, the car has more than likely been removed.
3. Steve gave examples of our residents who might have their car parked in their space for a year or more due to personal out of town circumstances and the plates expire...he asked the congregation if we would we really want to have their car towed (they are still paying their maintenance which includes their parking space)

All residents in attendance agreed that we do not need a towing contract.

2. **IMPORTANCE OF THE BOARD HAVING A COPY OF ALL RESIDENT UNIT KEYS/COMBINATION LOCKS** - Steve Turpin gave a few examples, apart from it being State law, of why copies of keys are required. An email will be sent out asking all residents to ensure the Board has a copy.
3. **IMPORTANCE OF PAVER REMOVAL ON 1ST FLOOR** - Steve Turpin explained that Seacrest needs access to the AC drains located in the grass outside 1st floor balconies. In the past it was done by placing a chemical down the drains from the roof. It is no longer done this way. Seacrest now suctions out the drains from the bottom therefore they need access to the drains. If the drains are not accessible, Seacrest will not suction out that drain and residents will end up with issues.
4. **IMPORTANCE OF TURNING OFF UNIT WATER SUPPLY WHEN OUT OF RESIDENCE** - Steve Turpin gave examples of reasons why it is important to turn off your water supply when out of residence for any length of time. An email will be sent to all residents regarding water supply turn off with photos of where these valves are located and colors for each tier in order that you do not turn off someone else's water supply.
5. **6 BEER EMPTY BOTTLES FOUND IN BUSHES BY PATIO** - Steve Turpin passed around 2 photos he took of 6 empty beer bottles in the bushes by our patio. This is totally unacceptable especially with trash receptacles a few feet away. He asked that if anyone sees someone abusing our property to please either ask them to place their trash in the receptacle provided or call him and he will deal with the situation. It was made clear that all residents are responsible for their guests & contractors. An email will be sent out regarding patio & b-b-q use.
6. **UNIT MODIFICATION APPLICATIONS** – The current Ventnor H application will be reviewed and revised to include a statement which needs to be signed by the contractor acknowledging rules pertaining to them and their clean up responsibility while on the property.
7. **REQUIRED POSTING OF MTHLY BOD MEETING AGENDAS** – One of our residents is insistent that the agendas for the monthly BOD meetings must be posted 14 days prior to the meeting. He informed us that there are new rulings in effect. Steve Turpin and Margarete Perez looked up our Bylaws and Declarations, researched the Florida Statutes and googled the question “are there new rulings as to when an agenda for a monthly BOD meeting must be posted?”. All documents indicated “48 hours prior to meeting”, Since we pay Seacrest to provide guidance to the Association for such issues, Steve Turpin contacted Valerie, our Property Manager and also her Regional District Manager. They both told Steve that there are no new rulings for required posting of agendas. Agendas must be posted 48 hours prior to the meeting EXCEPT for:
 - Meetings where the congregation will be casting a vote
 - Budget meeting
 - Annual meeting

Therefore, agendas will be posted 48 hours prior to the mthly BOD meeting as previously done.

7. Questions/concerns and answers:

- a resident mentioned she has a lot of pooling outside her balcony door. Steve Turpin discussed the possible need of drainage rocks, unfortunately here are no funds at the time. He will look at the issue and see if there is an alternative solution.
- 2 residents brought up the issue of the black walkway and extremely dirty handrail in front of unit 1035 caused by the Gardenia bush. Residents believe the bush is diseased. Steve will discuss this issue with the landscapers and also Seacrest regarding their cleaning crew to ensure they clean the handrail every visit. He will also look into pressure washing the walkway.

- 3 residents brought up the long black snake that has been seen around the mail boxes. Steve Turpin pointed out that this is not a poisonous snake and actually feeds on any roaches or rodents around our building. Residents would like to see the snake caught/removed.
- a resident expressed their deep disappointment in the use of the white board a week ago. They felt that any questions/concerns/grievances should be directed to the Board either via email, text or phone call and not written on the white board. It was pointed out that the entire board is transparent and available to address/discuss any issues a resident might have and would appreciate decorum in the future.

8. Adjournment: proposed by Margarete Perez, 2nd motion by Dolores Esposito and motion approved by all members of the BOD. Meeting was adjourned at 7:15pm

NO MONTHLY BOARD MEETINGS DURING JUNE, JULY AND AUGUST

NEXT MEETING WILL BE HELD IN SEPTEMBER

EXACT DATE TO BE DETERMINED

HAVE A GREAT SUMMER EVERYONE! STAY SAFE AND HEALTHY