

# Venice Beach Apartments Two, Inc.

Board of Directors Meeting Minutes  
February 2, 2018 at 10:30am **APPROVED**

**CALL TO ORDER:** Tony Rosen called the meeting to order at 10:30am.

**QUORUM:** Quorum was established with the following board members present- Tony Rosen, Bob Welker, Rick Smith, and Bob Sciorillo. Steve Robinson and Nicole Banks of Sunstate Management were present via conference call. Also present was Kim Barrett of Sunstate Management.

**NOTICE:** proof of notice was given by in accordance with the Association's Bylaws and Florida Statute 7.18.

**MINUTES: MOTION** made by Bob Sciorillo, seconded by Rick Smith to approve the December 6, 2017 meeting minutes as presented. MOTION passed unanimously.

**PRESIDENT'S REPORT:**

- No report, will be discussed in unfinished business.

**TREASURER'S REPORT:**

- No report at this time.

**UNFINISHED BUSINESS:**

- **Terry's Plumbing** -is on site today working on Unit 101. The remaining repairs for the building will not be underground. The underground work has been completed and the cast iron pipes have either been replaced with PVC or lined. The Board discussed a way to track the work that has already been done by invoices and financials. The rest of the repairs will be completed in sections when the funds are available.
- **Gable Repairs** -are scheduled for February 12, 2018.
- **Condominium Conversion Update**- is still on track. The completed survey is still being worked on. Nicole clarified with the Attorney that there will be no changes in property taxes when converting from a Co-op to a Condominium.
- **Parking Issues**- The Board discussed the guest parking spots on Venice Ave being occupied by the new condominium building by vendors and residents. Management will look into getting signs and send a letter to the Condominium or Management Company letting them know that the spots are for VBA2.
- **Unit 202**- The Board discussed the ongoing issue of the renter in Unit 202 not containing the smell of smoke in the unit. There have been more complaints from other unit owners regarding the smell of smoke coming from the unit. **MOTION** made by Tony Rosen, seconded by Bob Sciorillo to send a final compliance notice to the homeowner of unit 201 regarding smoking and not keeping the smoke contained to the unit. Motion passed unanimously. Kim will contact the homeowner and let them know of the Board's decision regarding the renter.

**NEW BUSINESS:**

- Bob Welker will draft the Association Newsletter.
- **MOTION** made by Tony Rosen, seconded by Rick Smith to appoint Kathy Brunt, Elaine Morgan, and Bob Welker to the Landscaping Committee. The committee will have the ability to make decisions regarding small plants without Board approval. Major landscaping decision will be brought to the Board for approval. Motion passed unanimously.
- The Board discussed the concrete barriers that hold the dumpster and will see if they can be moved. Tony Rosen volunteered to clean the trash area.
- A homeowner got stuck in the elevator this week and the fire department recommended that the Association get a Knox Box. The Board discussed the benefits of a Knox Box. **MOTION** made by Bob Sciorillo, seconded by Rick Smith to approve the purchase of a Knox Box. Motion passed unanimously.

**Adjournment:** With no further Association business to discuss, Tony Rosen adjourned the meeting at 11:36am.

**NEXT MEETING DATE:** Friday, March 2, 2018 at 8:30am.

Respectfully submitted,

Kim Barrett/ LCAM

Sunstate Management