

# Venice Beach Apartments Two, Inc.

**DATE:** Friday, January 24, 2020  
**TIME:** 10:00 A.M.  
**PLACE:** VBA2 Lobby 100 The Esplanade, Venice FL 34285

## MINUTES – Annual Membership Meeting

1. **Call the meeting to order and show proof of notice:** The meeting was called to order by Tony Rosen at 10:05am. Notice was provided in accordance with the association's documents and FL ST 719.
2. **Determination of a quorum of the membership:** A quorum was established with 15 members present and by proxy. Also present were Nicole Banks and Rochelle Ashley of Sunstate Management.
3. **Appointments of Directors:** There was no ballot election. There are 5 board seats available and 4 members volunteered for the positions. Tony Rosen, Eric Smith, Bob Sciorillo and Steve Robinson. One seat remains vacant. The membership present unanimously approved the four board members.
4. **Approval of the 2019 Annual Meeting minutes:** MOTION made by Rick Smith, seconded by George Quester to approve the 2019 Annual Meeting Minutes as presented. MOTION passed unanimously.
5. **2019 Year End Financial Report:** The membership reviewed the 2019 Financial Statements. Copies of the reports were provided to the owners and are available on the association's website [www.myvba2.com](http://www.myvba2.com)
6. **President's Report:** Tony gave the report on the following items
  - a. **Condo Conversion-** The process is underway. Mortgage holders, where applicable, need to sign off on the conversion so that the state filing can be completed.
  - b. **Key Locker:** Security was discussed.
  - c. **Carport:** South ½ of carport replacement estimate was around \$90,000. This will be further reviewed during budget / reserve planning.
  - d. **Recycle:** City of Venice switched to single stream. All recyclable items should be placed in the same recycle bins. Updated guidelines include: No plastic bags, items must be cleaned, no items left outside the containers.
  - e. **Construction Repairs:** Electrical preventative maintenance repairs were completed in 2019. The second phase is to replace the feeder. The cost is \$5,500. This is planned for summer 2020.
  - f. **Plumbing:** All 16 pipes to the sewer were jet cleaned. The cost was \$4,500. The Board will obtain a quote for lining the remaining pipes.
  - g. **Roof Inspection:** Based on the annual inspection, the roof is predicted to last another 4+ years.
  - h. **Elevator:** The vendor recommends upgrading. The estimate was \$55,000. This was factored into the 2020 reserve planning.
  - i. **Pool Solar:** Vendor recommended pool solar panels in addition to the current pool heater. This would be more effective than the pool cover. The vendor is also using liquid heat product. The vendor will submit estimates to the Board.
  - j. **Bike Racks:** There was a request from owners. The cost is \$260 each. The bike rack must be Tapco brand and black.
  - k. **Reminders:** Permits are required for certain projects. Please verify with your contractor. Owners are encouraged to sign up for emails. Water Heaters should be replaced every 10 years. Tankless Water Heaters are NOT permitted.
7. **Treasurer's Report:** Rick confirmed that the association continues to build reserves.

**8. New Business**

- a. **Carry Over Vote:** The membership present and by proxy unanimously passed the carryover vote.
  - b. **Reserve Funding:** The membership present unanimously passed the partial reserve funding for 2020 as presented by the Board.
  - c. **Announcement of 2020 Board of Directors:** Tony Rosen, Eric Smith, Bob Sciorillo, and Steve Robinson.
9. **Adjournment:** With no further business to discuss, the membership unanimously adjourned at 11am.

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## Venice Beach Apartments Two, Inc.

**DATE:** Friday, January 24, 2020  
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### MINUTES - ORGANIZATIONAL BOARD OF DIRECTORS

1. Call to Order and Establish a Quorum is present
2. Acknowledge Posting of Notice
3. New Business
  - Establish Officers
4. Next Meeting Date
5. Adjournment

Prepared By:

*Nicole Banks*

Nicole Banks  
Community Association Manager  
Sunstate Association Management Group