

**VENICE BEACH APARTMENTS II, INC.**  
MINUTES OF Board Meeting

February 2, 2016

**CALL TO ORDER:** Steve Robinson (president) called the meeting to order at 10:00 a.m., via phone and in the Venice Beach II Clubhouse, 100 The Esplanade, Venice, Florida, the location specified in the meeting notice.

**DETERMINATION OF A QUORUM:** A quorum was established with four (4) board members in attendance. Steve Robinson, President, Bob Welker, Treasurer; and Bob Sciorillo, Vice President. John Mansour, Director attended via phone call.

**CONFIRMATION OF NOTICE OF MEETING:** Steve Robinson confirmed that the Meeting Notice and Agenda had been posted on the condominium property in compliance with Florida Statute and Association By-Laws.

**OLD BUSINESS:**

**Land Purchase Status & moving forward:** Steve Robinson reported the results of the Owner vote to pursue purchasing the leaseholder. The vote was 17 Yes and 2 No. One owner had not voted yet.

Steve provided a status of the Line of Credit application and expects approval from the bank based on emails from them. The intent of the line of credit is to provide the option to purchase future land owners, without any assessments. The requested amount is \$500,000.

Steve and Bob W met with Mark Hanson, our lawyer, to bring him up to date on the Board and Unit Owners status. Part of the discussion was pursuing Janice Jessup as the next leaseholder.

Steve and Bob W met with Henry Holzapel representing VB1. He stated he was in the process of updating VB 1 Owners and sending out ballots for the owners to vote on the land purchase. He also said they were going forward with an application for a line of credit.

We discussed moving forward with Janice Jessup and stated the offer price should be in the range discussed previously at the Annual meeting., based on the cost to buyout Patti Herington and Village on the Isle. Bob S made a motion to approve the next offer and John M seconded. All approved.

## **NEW BUSINESS:**

**Lawn Maintenance.** Steve Robinson reported Blue Heron our lawn maintenance company notified us they were terminating their contract with us for no apparent reason. A couple of month ago, Steve has requested a proposal from Hazeltine, one of the top rated company in the area. Their price was a slightly higher, but included more services. After some discussions, Bob S made a motion to move forward with Hazeltine and Bob W seconded the motion. All approved.

**Community Room Air Conditioning.** Based upon suggestion from the Annual Meeting, we reviewed estimates to install air conditioning in the Community Room. The estimate was around \$7,500, including the electrical hook up. After some discussion and all the past building improvements and assessments, the board thought this effort should delayed. Bob S made a motion to delay the effort and Bob W seconded the motion. All approved.

**CALL TO ADJOURN:** There being no further business to discuss at the meeting, a motion by Bob Sciorillo was made to adjourn at 10:42 a.m. The motion was seconded by Bob Welker. All yes, motion passed.

Respectfully submitted,

Steve Robinson, President