

VENICE BEACH APARTMENTS II, INC.
MINUTES OF BOARD MEETING
NOVEMBER 3, 2016

CALL TO ORDER: President, Steve Robinson called the meeting to order at 9:54 a.m., 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; Bob Sciorillo, Vice President; and John Mansour, Director. Bob Jones, unit owners was also in attendance.

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:

A. Land Purchase Status: Steve Robinson reported that VB2 has been working with Barry Josephson of VB1. On the issues, Barry Josephson was point.

The line of credit has been obtained.
Barry has been working with the land owners and things are positive.
It is felt we could buy most of the land owners out by the end of Dec., 2017.
We are pursuing buying out Bob Welker's option before the end of the year.
A Joint Venture has been created between VB1 and VB2.
An Appraisal has been completed to aid in our and offers.
Efforts have been started in turning VB1 and VB2 into a condominium.

B. Building Sprinkler & Handrail Retrofit Requirement: Based on received 18 of 20 unit owners feedbacks, we have filed our response with the State to 'opt out' of the requirement.

C. Insurance: Bob Welker has expressed concerns that a potential earthquake or tremors could cause excessive damage to the building. The cost for coverage would be \$4,720 with a \$50,000 deductible. After discussion, motion by Bob Sciorillo to waive this type of coverage. Second by John Mansour. Bob Sciorillo, John Mansour and Steve Robinson approved the motion. Bob Welker voted against the motion. Motion passed.

D. Legal Fees: Steve Robinson reported that all legal fees for 2015 and 2016 have been collected from VB1.

NEW BUSINESS:

A. 2017 Budget: Steve Robinson reviewed the work done on the Proposed 2017 Budget. He reminded the board that the Budget Meeting to approve the 2017 Budget will be on December 8 at 10 a.m. The meeting notice is being mailed to the unit owners per the Florida Statutes.

B. Roof Inspection: Steve Robinson reported that the roof is approximately 10 years old. We have contracted with Crowther Roofing to perform a roof inspection at a cost of \$300. The contract includes an additional two more annual inspections.

C. Electrical Repair: An electrical connection from the second floor laundry room to the main breaker was replaced due to excessive rust. In addition, a request to the electrical contractor was requested to estimate replacement of the circuit breaker box, which is showing rust.

D. Exterior Window Washing: A discussion on washing the windows on the building was reviewed. It was decided the washing of the windows is the owner's responsibility.

E. Community Room A/C: Due to the excessive humidity and the effect on the furniture and work completed in the room, an a/c is being installed. The cost is being offset by the collection of the legal fees previously discussed above.

F. Mulch: Steve Robinson reviewed the current lawn maintenance contract which provides for an inch of mulch to be applied, but this is not sufficient. The Board discussed applying all the allocated mulch to the front of the building this year and reversing the application next year.

G. Main Electrical Boxes: After some discussion, it was agreed to have an electrical engineer perform an assessment on the current electrical system. Management will be requested to follow up on this issue.

CALL TO ADJOURN: There being no further business to properly come before the Board at this meeting, motion by Bob Sciorillo to adjourn at 11:15 a.m. Second by Bob Welker. All yes, motion passed.

Respectfully submitted,

Steve Robinson, President