

Venice Beach Apartments Two, Inc.

Board of Directors Meeting Minutes
March 2, 2018 at 8:30am **APPROVED**

CALL TO ORDER: Bob called the meeting to order at 8:30a.m.

QUORUM: A quorum was established with all five members present; President, Tony Rosen; Vice President, Bob S.; Treasurer, Bob Welker and directors, Rick Smith and Steven Robinson. Also present were Nicole Banks and Kim Barrett of Sunstate Management.

NOTICE: proof of notice was given by mail 60-day first notice and a 30-day 2nd notice prior to the meeting date and time.

MINUTES: MOTION made by Bob S., seconded by Rick to approve the January 17, 2018 Organizational meeting minutes as presented. MOTION passed unanimously.

PRESIDENTS REPORT

- The siding and gable repair is complete.
- Tony is unsure if the gutter flex seal was successful. This will be monitored.
- The parking bumper has been moved and the area is cleaned.
- Unit 202 smoking issue is being monitored. There has been no new smoking smell since the last violation letter was sent. The owner has agreed with the board and this issue should not continue.
- The plumbing repair project will continue, and this will be funded from the 2018 operating budget.
- Guest parking seems to be fine at this point.
- The parking lot is becoming a through access for vehicles and walkers connecting from Venice to Barcelona.
- "Private Property. No Trespassing."
- New signs are planned to remove the word "Apartments" and to add "Pet Free, Smoke Free Community".
- Signs could also be added to the dumpster explaining it is private property.
- Kim will contact the insurance agent to ask what type of sign should be installed to avoid association liability.
- Tony is satisfied with Hazeltine. There is no change planned.
- Tony suggested to add each unit key be added to the knox box for the fire department.
- *The Land Acquisition*- There is no new update.

UNFINISHED BUSINESS:

- *Condo Conversion Update*- We are waiting on an interior condo survey as required by the state.
- *Survey*- There will be interior inspections scheduled soon. All owners will be notified.

NEW BUSINESS:

- MOTION made by Bob S. seconded by Tony to notify owners that tankless water heaters are not permitted. These draw too much electric. Kim will send letters to all owners. MOTION passed unanimously.

WEBSITE: www.myvba2.com

With no further business to discuss, Bob adjourned the meeting at 9:45am.

Next meeting TBD.

Respectfully submitted,

Nicole Banks

