

Venice Beach Apartments Two, Inc.

DATE: Friday, January 22, 2021

TIME: 10:00 A.M.

PLACE: via Zoom

2021 ANNUAL MEETING MINUTES

1. **Call the meeting to order and show proof of notice:** The meeting was called to order at 10:05am. Proper meeting notice was provided in accordance with FL ST 719 and the association's governing documents.
2. **Determination of a quorum of the membership:** A quorum was established with 15 members present and by proxy.
3. **Approval of the 2020 Annual Meeting minutes: MOTION** made by Tony, seconded by Bob S. to approve the meeting minutes as presented. MOTION passed unanimously.
4. **Treasurers 2020 Year End Financial Report:** Bob S. reported from the December 31, 2020 financial reports. A copy of the reports was given to the membership. Bob S. noted an increase to reserve funding for the 2020 and 2021 budgets.
5. **President's Report**
 - a. Welcome to new owners in #101 and #106
 - b. Condo conversion underway and waiting for state review and approval.
 - c. Insurance premium increase is predicted. This year flood coverage was added to the master policy.
 - d. Electrical feeder wire replacement is complete. From the transformer to the building is FPL and no changes were made.
 - e. Seven sewer pipes were lined, and two were replaced.
 - f. Added two sidewalks from the road to the walkway.
 - g. New pool circulation pump.
 - h. New drain lines for the washer's hot water tanks.
 - i. Replaced 1st floor hot water tank.
 - j. Replaced Speed Queen washer on 2nd floor and two more to be installed this month.
 - k. South building wall stucco repair begins 1/25/21. This will be paid by reserves.
 - l. Crowther Roofing inspections to continue.
 - m. Two remaining sewer pipes to be lined in 2021.
 - n. Paint and texture the new sidewalks to be done in 2021.
 - o. Beautification efforts by the owners is recognized and appreciated!
6. **New Business**
 - **Carry Over Vote:** The membership present and by proxy unanimously voted in favor.
 - **Waiver of Reserve Funding:** The membership present and by proxy voted 13 in favor, 1 opposed.
 - **Announcement of 2021 Board of Directors:** Tony Rosen, Steve Robinson, Rick Smith, and Bob Sciorillo. There is one vacant seat on the board.
7. **Owners Comments**
 - a. Mike asked about bike racks. The cost is \$175, and Tony has the information on what is approved to order. Shipping is about \$150. The total cost is about \$400.
 - b. Rick asked about last year's elevator inspection. Tony confirmed that we did pass the most recent inspection. The electronic control board, door closing mechanisms and the hydraulic pump valve will be monitored.
 - c. Jim asked what the cost on the south wall stucco project is. Tony confirmed \$11k.
 - d. Mike asked if there is an email distribution list. Sunstate confirmed.
8. **Adjournment:** Next meeting date: TBD. With no further business to discuss, Bob S. made a **MOTION**, seconded by Tony to adjourn the meeting at 10:35am. MOTION passed unanimously.

A ballot election is not required, since the number of candidate intents received is equal or less than the number of vacant seats on the Board of Directors. The 2021 Board of Directors will be announced at the meeting.

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ORGANIZATIONAL BOARD OF DIRECTORS MINUTES

1. **Call to Order and Establish a Quorum is present:** The meeting was called to order at 10:36am. A quorum was established with the following board members present, Tony Rosen, Steve Robinson, Rick Smith, and Bob Sciorillo.
2. **Acknowledge Posting of Notice:** Proper meeting notice was provided in accordance with FL ST 719 and the association's documents.
3. **New Business**
Establish Officers: MOTION made by Tony, seconded by Steve for the following officer positions: MOTION passed unanimously.

Tony Rosen, President
Rick Smith, Vice President
Bob Sciorillo, Treasurer
Steve Robinson, Secretary
4. **Next Meeting Date:** TBD.
5. **Adjournment:** With no further business to discuss, the meeting adjourned at 10:37am.

Prepared By:

Nicole Banks

Nicole Banks, LCAM
Sunstate Association Management Group