

**VENICE BEACH APARTMENTS II**  
*A Corporation Not-for-Profit*

**BOARD OF DIRECTORS MEETING MINUTES**  
**Monday, April 11, 2022, at 10:00 am at VBA2 Lobby and via Zoom**

**Call the Meeting to Order:** The meeting was called to order at 10am.

**Establish a Quorum:** A quorum was established with the following members present; Steve Robinson, Rick Smith, Tony Rosen, and Bob Welker.

**Approve Previous Meeting Minutes (N/A – Annual Meeting 1/21/2022)**

**Owner Comments:**

- Bob Welker commented that people have food and drink at the pool. This is permitted at the tables. No glass containers.
- Diseased palms are being addressed.

**New Business:**

Summary of a presentation viewed via zoom on Condo Association Board Member requirements:

Rick recently attended a condo board member course held by Attorney Kevin Wells. This course is recommended for all board members. The courses are available via ZOOM or in person. Rick recommends that in the 2023 budget, the legal expense line item is funded adequately.

Tree Maintenance: VBA1 sea grape tree will be trimmed soon. No Board Action / Vote.

Maintenance of the Recreational (common) Area: Maintenance of the areas has been divided for the past 20 + years. Bob said that all 40-unit owners would need to vote on removal of the tree. Steve commented that is more than just the tree and that may require more consideration. Bob suggested that VBA1 provide a written agreement to maintain the bike rack. Tony agrees with Steve and is in support of the dividing line. This allows VBA1 and VBA2 the best path for managing the landscaping etc. Tony is not proposing any changes. Bob commented on the pool landscaping and suggested that VBA1 and VBA2 Boards are at least informed. No Board Action / Vote.

Building maintenance (e.g., elevator project, siding): Tony provided an update regarding the elevator project. This project brings the elevator into compliance. This project is scheduled to begin April 19<sup>th</sup>. The siding on the gable end is pending scheduling. Tony met with Jonathan. The estimated cost is \$2,000. While here with the boom lift, Tony suggested that the side roof over the window (bump out portion) be installed to match the south side. No stucco work is needed on this side. More information to follow.

**Adjournment:** With no further business to discuss, MOTION made by Rick, seconded by Steve to adjourn the meeting at 10:45am.

Submitted by: Nicole Banks, LCAM  
Sunstate Management On behalf of your Board of Directors