

W. V. Community Association, Inc.
A Corporation Not-for-Profit

Minutes of the Board of Directors Meeting
April 13, 2022

President Vaughan Abbott called the meeting to order at 1:35PM at the Waterside clubhouse, 300 Sunset Lake Boulevard, Venice, Florida.

A quorum was determined with all directors present.

Present: Vaughan Abbott, President Jim Crane, Vice President Carl Galanti, Secretary/Treasurer
Nancy Justin Carol Martel

Also present: Debbie Green, representing Capri Property Management, Inc.

Proof of notice was given with notice made to each member association representative and posted on association bulletin board forty-eight hours prior to the meeting.

Minutes – A MOTION was made by Nancy Justin and seconded by Carl Galanti to approve minutes of the March 9, 2022 meeting.

Vote – YEA: Abbott, Crane, Galanti, Justin, Martel; NAY: none. Motion unanimously passed.

President's Report – Vaughan Abbott reported that the directories are completed and dead bolts have been installed on the clubhouse restroom pool doors.

Treasurer's Report – Carl Galanti reported that as of March 31, 2022 the operating balance is \$53,108, the reserve balance \$203,817 with no unusual or unexpected expected expenses

OLD BUSINESS:

Pool: Umbrella, stand, restrap – Carl Galanti reported that he will replace a stand that needs to be replaced and that we have to order straps for the lounge chairs.

Tennis / Pickleball court cracks – Nidy and Stewart Tennis have been contacted to review the tennis / pickle ball courts for recommendation of maintenance and a budgetary quote for resurfacing; both companies state that it will be several more weeks before they can look at property.

Drainage by Clubhouse Pool – Carl Galanti reported that the drainage by the clubhouse pool equipment is completed, but additional stone is needed. ArtisTree will be contacted for proposal for additional stone here and at the Norwalk pool equipment area.

Clubhouse Maintenance – Debbie Green reported that Jeff Garrahan has reviewed the miscellaneous maintenance items at the clubhouse and repairs will be made in the next few weeks.

NEW BUSINESS:

Ponds – Nancy Justin reported that she has met with Aquagenix and Sarasota County regarding the retention ponds and littoral shelves. Sarasota County states that there may be alternatives to the littoral shelves by maintaining the wetlands and preserves and can be considered in the future. The main issue

with the ponds is that there is no water, and an engineer should be consulted to review and provide feasibility and costs for possible supplemental water sources, such as wells or reclaim water. A MOTION was made by Nancy Justin and seconded by Carl Galanti to approve up to \$1K for meeting with DMK Engineering to discuss possible solutions to pond issues.

Vote – YEA: Abbott, Crane, Galanti, Justin, Martel; NAY: none. Motion unanimously passed.

East Preserve Grill Request – The directors reviewed request from East Preserve to install a grill on their common grounds. A MOTION was made by Nancy Justin and seconded by Carl Galanti to approve grill request for East Preserve.

Vote – YEA: Abbott, Crane, Galanti, Justin, Martel; NAY: none. Motion unanimously passed.

Next Meeting Date – The next meeting is scheduled for Wednesday, May 11, 2022 at 1:30PM.

Adjournment – With no further business to bring before this meeting, the meeting adjourned at 2:10PM.

Submitted,

Debbie Green
Capri Property Management, Inc.
For the Secretary