

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

Minutes of the Board of Directors Meeting
September 14, 2022

President Vaughan Abbott called the meeting to order at 1:30 PM at the Waterside clubhouse, 300 Sunset Lake Boulevard, Venice, Florida.

A quorum was determined with three directors present:

Present: Vaughan Abbott, President; Jim Crane, Vice President; Carol Martel, director.

Absent: Carl Galanti, Secretary/Treasurer

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

Proof of notice was made with notice posted on the association bulletin board and emailed to each member representative.

Minutes – A MOTION was made by Jim Crane and seconded by Carol Martel to approve minutes of the May 11, 2022 meeting.

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

Resignation / appointment of director – Vaughan Abbott reported that Nancy Justin has sold her unit, therefore has resigned from the board. A MOTION was made by Jim Crane and seconded by Carol Martel that the board expand from five to seven directors.

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

The current directors will make appointments to fill the vacant seats.

President's Report – Vaughan Abbott reported that ongoing projects are sprucing up the clubhouse and looking into adding wells for irrigation.

Treasurer's Report – Jim Crane reported that as of August 31, 2022 the operating balance is \$109,772 and reserve balance \$218,893.

OLD BUSINESS:

Pool – Jim Crane and Carol Martel will access the pools for needed furniture, umbrellas, etc.

Tennis / Pickle Ball Court – Nidy is scheduled to look at the tennis and pickle ball courts later this month to prepare proposal for repairs.

Grounds – A MOTION was made by Jim Crane and seconded by Vaughan Abbott to approve ArtisTree proposal 22491 at a cost not to exceed \$3,265.81.

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

NEW BUSINESS:

Norwalk Pool Deck – The Norwalk pool deck bullnose has cracked in several places. Contractor will be approved to remove a section of the coping to determine why the bull nose continues to crack.

2023 Budget – Jim Crane presented the 2023 proposed budget of \$342,907 with a monthly maintenance fee of \$65 per unit (\$195 quarterly). A MOTION was made by Jim Crane and seconded by Vaughan Abbott to approved the 2023 proposed budget.

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

Next Meeting Date – The next meeting is scheduled for October 12, 2022 at 1:30 PM.

Adjournment – With no further business to bring before this meeting, the meeting adjourned.

Submitted

Debbie Green
Capri Property Management, Inc
For Secretary