

WATERSIDE VILLAGE MASTER ASSOCIATION INC

A Corporation Not-for-Profit

MINUTES

DATE & TIME: Wednesday, February 15, 2023, at 1:30pm

PLACE: Waterside Village Clubhouse
300 Sunset Lake Blvd., Venice, FL 34293

1. Call the meeting to order: The meeting was called to order 1:35pm.
2. Determination of a quorum: A quorum was established with the following board members present; Roger Michel, Carol Martel, Randy Alderson, Sonny Caldwell, Jim Crane, Vaughan Abbott, and Jeff Lapp.
3. Proof of Notice: Notice was posted in accordance with FL ST 720 and the association's governing documents.
4. Approval of the previous minutes: MOTION made by Randy, seconded Sonny to approve the January meeting minutes as read aloud. MOTION passed unanimously.
5. President's Report: Jeff reported on the following items: Insurance Updates, Hurricane and expense update.
6. Treasurer's Report: Management transfer is underway.
7. Committee Reports: Submitted by each Committee Chair
 - a. Recreation: Jeff provided an update. Courts are going well. Events planned.
 - b. Pools / Grills: Norwalk pool deck: determine cause of cracking. Working on quotes for replacing 8 chairs and 1 umbrella. MOTION made by Jim, seconded by Jeff to approve quote from Florida Patio in the amount of \$2,888.42. MOTION passed unanimously.
 - c. Budget / Finance: See item 6 above.
 - d. Ponds / Irrigation: Attended a county pond information session. Plan to meet with SWFWMD on March 3rd. DMK report regarding well permitting for irrigation.
 - e. Venice Center: Sidewalk repairs underway. Efforts to see if the county would take over the paved road and sidewalks is underway. Overhanging tree limbs into the street was brought up to be addressed.
 - f. Social / Clubhouse: See posted events.
 - g. Grounds: Need proposal for stone around clubhouse and Norwalk pool equipment. Nicole will follow up with Artistree. Nicole will also ask Mighty Mowers for a quote.
 - h. ARC: Establish Guidelines and confirm approval process. Joann Carnes volunteered for this committee.
8. Manager's Report:
 - a. Community Directory: Nicole to email Board Presidents to verify lists. ETA April
 - b. Website: ETA March
 - c. Wednesday Schedule: Nicole meets with 1 representative from each association that Sunstate manages each Wednesday. Each association representative has a 15-30 minute time slot. Board meetings, as needed, are also held on the third Wednesday of each month.
 - d. Contracts: Will be added to the website behind password protection.
 - e. FEMA Reimbursements: Begin filing process in April, deadline 6/29.
9. New Business:

- a. Green Tops Invoice: This invoice and final payment has been negotiated and reduced to \$34,475k. The Board unanimously approved this payment.
- b. Atlas Insurance Package: Renewed with a \$5k increase. The Board unanimously approved this renewal.
- c. Guest Policy was discussed.
- d. G4 request to add 2 stop signs on Laurel Lake: The Board will contact the county to replace. Vaughan suggested the Waterside standard style be installed. H&H is the vendor previously used. The Board unanimously approved the two stop signs.
- e. Windscreens for courts: MOTION made by Vaughan, seconded by Randy to approve \$2,474 to replace windscreens that were damaged by the hurricane. MOTION passed unanimously.

10. Next Meeting Date: Wednesday, March 15th at 1:30pm

11. Adjournment: With no further business to discuss, the meeting adjourned at 3pm.

Respectfully Submitted, Nicole Banks, CAM

For The Board of Directors Waterside Village Master Association, Inc.

BUDGET/FINANCE-Jim Crane, Treasurer

Transfer of bank accounts from Capri Management to Sunstate Management is ongoing. The checking and money market accounts have been transferred, signature cards in place, and we have disbursed our first accounts payable run.

We are in the process of reconciling past invoices outstanding from prior management and reconciling to provide year end financial statements and then monthly statements. When this is completed, we will have a better understanding of our financial status.

Uninsured hurricane related expenses are being tracked and will be submitted under a FEMA reimbursement application for reimbursement. Fund balances will not be finally known until we know if that application is funded or not.

POOL/GRILLS- Jim Crane - Chair

The committee and board members have been reviewing electrical and lighting deficiencies that have risen post hurricane at all the pool areas and are in process of replacing lightbulbs and finding timers and sensors to fix any problem.

We also have a quotation coming to replace the broken chaise lounge chairs at all pools with **the new higher “senior” chairs. Our preliminary thought is to phase out the old lower seated chaise lounges** over a period of the next few years

There has been past discussion of paver cracks and potential deck issues at the Norwalk pool. The previous master board had tabled a quote from Butler Pavers to remove a series of the bullnose edging to discover if more work was needed.

Recently it was noticed that one skimmer had dropped at an angle below the deck height, **causing a possible “trip” spot. A photo and** work order request has been sent to Sunstate Management to have Southwest pools review the issue and report recommended repair for approval.

We have had assistance from Dee & Steve Isaacs at the Norwalk pool and had added volunteers George Montone and Jim Tumini , who will keep an eye out for any attention needed at the Norwalk pool area. Thanks for the help.

All the grills are working as far as I know. Randy Alderson is supplying propane as needed. Rob Miller is handling the Laure Lake Pool grill propane and maintenance. Carol Martel and John keep track of the clubhouse