

DRAFT!!!

**Venetian Cove Club Board of Directors Meeting
Minutes for April 18, 2023. 9:30 am, via Zoom**

A. Roll Call

Board of Directors present via zoom: John Meehan, Tom Williams, Tom Grein, Betsy Fellers, Bill Nie, Kevin Weinfeld, Jane Baruch

Other present via zoom: Nick Ladic, Beverly Kueter, Bill Rehring, Varick Niles, Dan Krevere, Betty Barrett, Robert Culp, Mark Skinner, 7 unidentified

B. Proof of Notice: Nick reported meeting notices were posted in a timely manner.

C. Approval of March 21, 2023 meeting. Motion made to approve the minutes- Tom Williams, seconded by Betsy Fellers and approved by all.

D. Treasurer's report- Tom Grein reported that total operating expenses for the month of March were \$46,727 after adjusting the Sunburst financial report which included the kayak repair of \$10,411 as an operating expense rather than a hurricane related reserve expense. Expenses year to date are slightly below budget. Total reserves are expected to be approximately \$725,000 at the end of 2023

A motion was made by Tom Williams, seconded by Tom Grein and approved by all to increase pool renovation allotment from \$67,000 to \$70,000 from the reserve funds. Total project expenses funded from cash reserves are expected to be approximately \$693,093 at the end of 2023. Reserve studies are under review.

E. Committee Reports

Legal -Bill Nie presented two documents for review and discussion before making changes to the rules and regulations. The first discussion was on VCC articles VII and VIII which include boat docks and slips and boat lifts and mooring mechanisms. After some discussion the board voted on the following changes:

VII - Boat Docks and Slips now reads as follows:

Section 7-1 . The use of boat slips is confined to Owners who have executed a current Boat Slip Lease Agreement. No other person may use the slip unless accompanied by an Owner, is a family member of the Owner as defined in Section II, Paragraph 2, or is a licensed boat captain or maintenance/repair personnel at the request of the Owner. Struck from the article one is : or in the absence of the Owner, having the permission of the Owner.

Section 7-4. The following was added: All boat covers must fit snugly, in good condition, and be free from any ropes and tears. It is the responsibility of the Owner to keep his/her boat clean, in good condition, and to make any needed repairs tot he boat. One white fiberglass or plastic dock box no more than 24" deep front to back may be placed against the sea wall in front of each of slips 'A' thru 'P' but may not be fastened to the sea wall or paving stone walkway. Nothing may be left or 'stored' on top of or behind a dock box. Dock boxes are not permitted in front of slips 1 thru 10.

Section 7-10. Now reads as follows: Boat slip lessees are required to show proof of liability and property damage insurance by way of a certificate of insurance or an insurance policy covering the Owner's boat and any lift and naming the VCC as an additional insure with minimum limits of \$300,000 each. the Lessee must keep the insurance coverage current.

Section 7-11. Now reads as follows. The Owner is always responsible for the securing and safety of his/her boat. Whenever an Owner of an boat docked at the Venetian Cove Club is absent for more than ten (10) continuous days, the Owner must have a designated contact person having the ability and knowledge to periodically check on the boat to make sure the boat is secure and safe. In the event of an impending named storm is projected to have landfall on the West Coast of Florida, the Owner or designated contact person must ensure that the boat is either removed from the slip (which is preferred) or secured in accordance with the recommendations of Hurricane Boat

Lifts, Inc. (largomarinesupply.com/tie-down-service) and the BoatUS Foundation for the Boating Safety and Clean Water.

VIII. Boat Lifts and Mooring Mechanisms

Section 8-3. Added the following- *Under no circumstances may the combined weight of the lift and boat fully loaded exceed 16,000 pounds.*

Section 8-6. Reads as- *An Owner assigned to a slip equipped with a lift, but who no longer intends to use the lift, may either: a) sell the lifts to the successive assignee of the slip or (b) , so long as either a replacement lift is present and ready for installation or other measures are taken to maintain the necessary weight distribution among the pilings, remove it form the slip and dispose of it as he/she wishes.*

A motion was made by Bill Nie, seconded by Jane Baruch to approve and adopt the changes as submitted. The following board members voted yea : Tom Williams, Betsy Fellers, Kevin Weinfeld, Tom Grein, Bill Nie, Jane Baruch, one opposed vote ; John Meehan. Motion passed.

The next document involved the discussion and vote on a resolution that provides the authority for the Association to disapprove sales and transfers that would result in a person having legal or beneficial title to more than two condominium units in the Association. Sales and transfers that were allowed and/or tolerated in the past will not be affected. However, this disapproval right will be exercised in the future when it is available. A motion was made by Bill Nie, seconded by John Meehan and passed unanimously to approve and sign the clean slate resolution as per below.

RESOLUTION of the BOARD OF DIRECTORS of VENETIAN COVE CLUB, INC. (the "Association")

WHEREAS, the members of the Association are governed by the Association's Second Amended and Restated Declaration of Condominium as same is recorded in the Public Records of Collier County, Florida at Official Records Book 5029 Page 3920, et seq., and as same has been amended from time to time (hereinafter the "Declaration"); and

WHEREAS, pursuant to Sections 14.3(B) and 14.3(C)(1)(F) of the Declaration, the Association may disapprove a proposed unit sale or transfer for good cause when the proposed sale or transfer would result in a person having legal or beneficial title to more than two condominium units in the Association; and

WHEREAS, the Association's Board of Directors views its authority to prohibit sales and transfers that would result in a person having legal or beneficial title to more than two condominium units in the Association as valuable and desires to prospectively prohibit such sales and transfers; and

WHEREAS, this resolution has been prepared to clearly and unequivocally notify owners of the Board of Directors' intention to utilize the authority in the Declaration to disapprove future sales and transfers that would result in a person having legal or beneficial title to more than two condominium units in the Association notwithstanding any approval or toleration of such sales or transfers by the Association in the past.

NOW THEREFORE, it is hereby RESOLVED that:

1. It is and shall be the policy of the Association to prospectively utilize the authority in the Declaration to disapprove future sales and transfers that would result in a person having legal or beneficial title to more than two condominium units in the Association. However, past sales and transfers of condominium units shall be unaffected by this Resolution.
2. Coinciding with the adoption of this Resolution, the Association's management company is directed to mail a copy of this Resolution to owners which shall, for all purposes, constitute notice of the Association's intention to disapprove future sales and transfers that would result in a person having legal or beneficial title to more than two condominium units in the Association.

I CERTIFY that the foregoing is a true copy of the Resolution of the Board of Directors of the Association adopted on _____; that same is reflected in the Records of the Association; and is unrevoked.

By: _____, as President of the Association John Meehan
John Meehan

Date _____

Buildings and Grounds-Betsy Fellers reported that after review of pool renovation bids and input from Tom Blinn, Hubbard Pools was selected to do the work. They are waiting on permit which takes about 4-5 weeks so work is expected to begin the first part of June. The project which takes 4 weeks is projected to be complete by the end of June/first of July.

Betsy will send out an email reminding owners what needs to be done in their units to close up for the season.

If owners are planning to remodel or have renovations, they need to provide Nick with contractor and vendor information for board approval.

Communications-Jane Baruch reported that VCC Website login instructions were sent to all new owners. The website directory, meeting minutes and budget were also updated. An email introduction and picture of new owners was sent to all to welcome them to our VCC community. There was some discussion about adding a portal to the website or coming up with a way for Nick to login and post visitors that are coming on to the property and staying without the owners present. This will allow owners to login and identify who is coming and going. Jane will check into how this might be included on the website or other possible options.

Owner Relations-Kevin Weinfeld suggested that we create an abridged set of condo rules and courtesy guidelines that can be used for guests arriving and would also serve as a reminder to owners what is expected for all of us.

F. Old Business

1. Structural integrity and Reserve Study- Tom Grein reported that the initial discussion after study revealed some areas to modify in both studies but nothing major. We are waiting on the written report and will share specific results at the next board meeting. It was also discussed that we might look into building up the reserves by gradually raising it every five years to reach a goal of \$105,000 in total reserves up from the current \$85,000. Also final insurance cost are to be determined.
2. Parking lot reconfiguration- Mark Bishop and Duane Vaughan will share at next board meeting their finding and suggestions regarding the parking lot reconfiguration, including designated handicap parking.
3. Elevator project will begin on May 15, beginning with the North elevator. The Fire alarm system project will begin soon and be completed before the start of the elevators.

G. New Business

1. Board members job descriptions- Tom Williams and John Meehan will work to create what tasks, duties ,functions and responsibilities what would be expected in each board position. This will be discussed and submitted for approval at the next meeting.

Meeting was adjourned at 9:35 AM .

Next meeting scheduled for Tuesday, May 16th 9:30 AM (ET)

Respectfully submitted,
Jane Baruch, Secretary/Communications

