

**Jensen Beach Club
Board of Directors Conference Call
Meeting Minutes
March 15, 2021, 7:00 PM**

Call to Order

Vito Cucinelli, President, called the meeting to order at 7:00 pm.

Roll Call

Vito Cucinelli, Suzy Browning, Eugene Ciferno, Kim Wojciechowski, Ellie Ledbetter & Alena Woodruff, Manager, Advantage Property.

Presidents Report- Vito Cucinelli

- No minutes to approve at this time.
- New Rule, 19) Background investigations are required and will be conducted by the Jensen Beach Condominium Association for all new condominium owners and rental applicants at the cost of \$100/application. This rule includes all third-party rental agreements. The application requires the applicant's social security number to be able to process the request. Without this information a report can't be obtained and we can't approve the rental/purchase request.

Motion to Approve:

Eugene Ciferno

2nd Kim Wojciechowski

All in favor – Motion carries

- We have bids for trellis repairs and will begin work in April.
- We have a bid for the rock area and landscape at the sidewalk under the trellis and are waiting for a second proposal to move forward.
- We have ordered 2 yards of rock to place around those buildings that are in need. These rocks help to keep the dirt from splashing up on the building during rainfall.
- We have a proposal from Solitude (our lake maintenance company) for the lake aeration project that far exceeded what we expected. They are working on another quote and will send within the next week. Vito Cucinelli and Paul Laura (JBC Resident) will meet to discuss options. Paul has background in this area.
- Eugene Ciferno is working with CSM Engineering on scope of work that will need to be done on the seawall in the years to come.

We would like to include a line item for the Seawall when meeting for the 2022 budget.

Motion to Approve: Eugene Ciferno

2nd Kim Wojciechowski

All in Favor – Motion carries

- Brush and Roll worked on the stairs in 107 and ran into issues, will be back this week to finish.

Managers' Report- Alena Woodruff

- Nothing to report

Treasurers Report – Eugene Ciferno

- The financials haven't been provided at the time of this meeting. Will be posted as soon as we receive them.

Grounds/Bldgs – Vito Cucinelli

- We purchased two (2) additional benches and placed around the road area for those that might need a break while out walking.
- Work orders, please put your name and phone number so we can reach you if we have questions. We can't process anonymous work orders.

Social Report

- A St. Patrick's Day event has been planned.

New Business/Technology

- Nothing to report

Q & A

- A comment was made expressing concern about the Lake Aeration Project and wants to make sure that we are working to protect it which of course we are. We all love the lake.
- A request was made to send an email to the association reminding everyone to do maintenance on their air conditioner line which we will do. Please note that Lennie Palmer, our maintenance man cleaned all outside air conditioner lines this week.
- The question was asked if we could put the JBC phone list on the website. Alena responded that we can't due to privacy issues.
- A suggestion was made to place tags on bikes that identify who the bike belongs to like we have on our cars? Sounds like a good idea and we will look into that.

Motion to adjourn by Eugene Ciferno

2nd Kim Wojciechowski

All in favor, motion carries

Meeting Adjourned

Scribe: Ellie Ledbetter