

VENTNOR H CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS AND ANNUAL AND REGULAR MEETING MINUTES

DATE: December 2nd, 2024

TIME: 2:00PM

Venue: Le Club, Room B

Call to order of annual meeting at 2.07 pm by Brian Hyman, Seacrest Services manager

Roll Call:

Present: Steve Stein, Bob Valicenti, Steve Turpin, Larry Fried, Dan Halloran (on Zoom).

Absent: None.

Attendees – Eight units represented, four proxies, and two via Zoom meeting, or a total of 14 units.

Opening remarks by Brian Hyman:

-14 units represented, we did not have quorum so this was an unofficial meeting of the annual meeting.

- Proof of Notice:

Brian Hyman was not able to print out the notice and have Jacky notarize it. It will be mailed out to us once it is notarized.

- The board was asked if there were any officers needing to give a report at this time, to which the directors or committees had no reports to be given.

- Naming of the Board Members:

Seacrest only received five names as candidates for the Ventnor H board of directors' election, so the board of directors moving forward and for 2025 will be:

Lawrence Fried, Jeffrey Glenn, Steve Turpin, Steve Stein and Bob Valicenti.

For COOCVE we currently only have two names, Steve Stein and Dan Halloran.

- Unfinished Business: None.

- New Business: None.

There was a motion to adjourn the annual meeting by Brian Hyman, second by Steve Stein. All directors were in favor.

Monthly Regular meeting begins at 2:15pm:

Roll Call: Steve Stein, Steve Turpin, Bob Valicenti, Larry Fried, Dan Hollaran (Zoom), all present.

- **Motion to accept the November 4th meeting minutes:** Steve Stein presented a request for a post meeting communication to be added to the minutes for an amendment to the minutes from Jeff Hafer, #3025, due to two items that he was not able to address due to not being able to continue attending via Zoom. Those items concerned the petition and requesting bids for roof replacement. The board agreed to recognize the post meeting amendment request. All were in agreement to accept amending the minutes.
- Dan Halloran brought up a point about the November 4th meeting minutes concerning the wording of the work conducted by MSR Designs, LLC, which is a company owned by two of the previous board of directors. The use of the term, “services” was in question. This reference will be struck from the minutes and be reflected in the revised minutes for the November 4th meeting.
- Bob Valicenti brought to members attention about an incident where a unit’s water shutoff valve had broken off and it might be something for some owners to consider renewing and replacement. Steve Turpin suggested addressing in the future and would be on a voluntary basis.
- **Open Mic:**
 - The chair swing is broken and needs to be replaced. This will be discussed at the next meeting.

Motion to adjourn by Steve Stein, second by Dan Halloran at 2:27pm.

Immediately after adjournment of the regular board meeting, the organizational meeting convened. The result of the organizational meeting, and the appointments of officers and directors for the Ventnor H Condominium Association for 2025 were as follows:

Steve Stein: President.

Steve Turpin: Vice president.

Bob Valicenti: Treasurer.

Bob Valicenti: Secretary.

Jeff Glenn: Director.

Larry Fried: Director