

South Preserve III at Waterside Village

DATE: Wednesday, March 20, 2019
TIME: 11:30AM
PLACE: Waterside Village Clubhouse
300 Sunset Lake Drive, Venice FL

APPROVED MINUTES

Call the meeting to order- Bob Bernard called the meeting to order at 11:30am.

Determination of a quorum- A quorum was established with all three board members present; President, Bob Bernard, Vice President, Gary Smith and Treasurer, Virginia Alexander. Also present was Nicole Banks of Sunstate Management.

Proof of Notice- Notice was posted on the community bulletin board, emailed to owners and posted on the association's website in accordance with the association's bylaws and Florida Statute.

Approval of the Previous Meeting Minutes – MOTION made by Bob, seconded by Virginia to approve the 2019 Board Organizational Meeting Minutes as presented. MOTION passed unanimously.

New Business-

- *Radon Discussion*
 - Attorney Michael Cochran provided an opinion on the liability and the requirements if a mitigation plan is requested. Michael does not believe this is an association problem. Michael suggests a covenant running with the land to protect the association for any unit with a mitigation system. Michael has included an indemnification clause.
 - Radon Mitigator, Steve Wirtjes gave an informational presentation on radon and mitigation options. Steve recommends that units are tested. The mitigation plan that he is proposing is approximately \$2,500 with a 10-year transferable warranty. Steve suggests that the system is shut off if you are not in residence for more than 48 hours. Steve mentioned that Pro-Lab process professional radon tests.
 - The Association's Attorney Michael Cochran was present to answer any legal questions.
 - Any unit owner interested in a mitigation system must complete an ARC application for Board approval.

Owner Comments-

- Ben Bober said radon is a health hazard and that the only way to know if there is an issue in your unit is to test for it. Ben recommends using Steve Wirtjes to install his radon mitigation system. Ben is concerned with property values if this issue is not addressed.
- An owner asked if the look would be the same and if the pipe would be sleeved? Steve confirmed it would look the same.
- An owner asked if 2nd floor units should be concerned. Steve said, yes. There is still exposure.
- Owners questioned is radon harmful?
- Gary Smith asked what state and national laws existed on Radon? Gary asked what OSHA's position is on radon.
- Kathy Krauth asked how long and to what concentration of exposure is a health hazard?
- Sharon asked if everyone is required to test their unit? Steve said you do not have to test.
- Ben Bober asked about the liability drafted in the covenant running with the land that would be included with the approval process.

Next Meeting Date – TBD

Adjournment- With no further business to discuss, Bob Bernard adjourned the meeting at 12:45pm.

Prepared by:

Nicole Banks / Licensed Community Association Manager for
The Board of Directors at South Preserve III at Waterside Village