



Annual Meeting
January 31, 2018 at 9:00am at Venice City Hall
APPROVED

CALL TO ORDER: The meeting was called to order by Phil Clavel at 9:01am.

PROOF OF NOTICE: The notice was mailed to homeowners and emailed to homeowners more than 14 days in advance in accordance with Florida State Statute 7.18. However, the notice was not posted on site until 5 days prior to the meeting. The Association's documents state that the 14-day posting notice may be waived. **MOTION** made by Jerry McCormick, seconded by Gary Keith to waive the 14-day posting notice and accept that the notice was posted on property 5 days prior to the meeting. Motion passed unanimously.

DETERMINATION OF QUORUM: A quorum was established with 24 of the members present or by proxy.

APPROVAL OF MINUTES:

- The previous Annual Meeting minutes were not included in the documents that were turned over from the previous management company. **MOTION** made by Ralph H. (Unit 601), seconded by Karen H. (Unit 904) to waive the minutes from last year's Annual Meeting. Motion passed.
- Mike (Unit 901) questioned if there was anything in the minutes that could be reversed since the Association does not have minutes from the meeting. There was a discussion regarding the reserve roll over vote from the previous year. John (Unit 402) recalled that there was a vote on pooling the reserves at last year's Annual Meeting.
- Bob Jeziorski took notes at the Annual Meeting. He reported from his notes. **MOTION** made by Karen H. (Unit 904), seconded by John (Unit 402) to rescind the previous motion waiving the 2016 Annual Meeting minutes. Motion passed unanimously. **MOTION** made by Karen H. (Unit 904), seconded by Mike (Unit 901) to accept Bob Jeziorski's notes as the 2016 Annual Meeting minutes. Motion passed unanimously.

PRESIDENT'S ADDRESS: Given by Phil Clavel.

- Phil thanked the Board members for their hard work and appreciates the homeowner's feedback and involvement throughout the year. There are several committees that homeowners can sign up for if they would like to be involved.
- Phil discussed last year's election. There was a mix up with ballots and a homeowner noticed the impropriety and reported it to the DBPR.
- Andy Pruitt has worked on a Newsletter to improve communication within the Association.



- Phil went over the accomplishments of the year.
 - o In July the Board voted to rectify the money in Reserves. The placement of payroll is back on the Building A budget. A new budget was submitted to the DBPR to be approved.
 - o Sunstate Management was hired and communication between the Board and Management has thus improved. A new maintenance company has been hired and Kone elevator has been contracted.
 - o The Board was able to reduce the COA fees.
 - o There have been many discussions regarding the garage. It states in the Documents that it has to be offered to an owner in Building A.
 - o Comcast Contract renewal is coming up. The Board notified Comcast that the Association will not automatically renew the contract.
- Major Repairs and Replacements
 - o Fire Safety Panels- thank you to all who participated in the watch.
 - o Pump Station Work- the drain alignment needed to be reconfigured. Babe's Plumbing completed the work.
 - o Refuse Room- the walls have been primed and painted. Concrete has been put on the floor.
 - o Stairwells- have been cleaned and painted.
 - o An access lock on the roof has been installed. The roof was replaced 5 years ago but recently was full of mold and debris. Kaufmann Roofing inspected the roof and sealed the roof joints which were under warranty.
 - o Repaired the window in Unit 201. There was a discussion regarding hurricane windows. The windows can stand winds up to 175 mph.
- There was a discussion regarding the garage roof and the electrical. The electrical needs to be rewired. Currently it is connected to the Master so it will need its own meter. Homeowners discussed presenting a proposal to the Master Board to rent the garage for storage.
- There is an ongoing issue with parking spaces and garages not being documented properly. It needs to be recorded.

TREASURER'S REPORT: Andy Pruitt reported on the Association's financials.

- The Association has \$75,000 in their operating and \$125,000 in their reserves.
- The Association is below budget in most categories.
- Reserve spending: \$21,000 for the Fire System and \$4,200 for pumps and motors.
- Window cleaning is scheduled for April 2018.

VOTING RESULTS:

- Vote to carryover the surplus passed unanimously with 24 yes votes.
- Amendment 4 Vote did not pass. There were 10 yes votes and 14 no votes.



NEW BUSINESS: Volunteers are needed for Committees.

HOMEOWNER COMMENTS:

- A homeowner brought up the fact that the electronic board needs to be linked to a landline for it to work. With most people having cell phones, the system should be upgraded.
- Mike (Unit 901) questioned if there could be a line item in the Reserves for garage units only?
- Are volunteers covered by the Association's Insurance? Board will find out.
- The powder coating on the balcony lights is flaking off.
- A homeowner discussed solar installation on the roof.
- A forensic engineer inspected the walkways and reported that the Association is in good condition. The Board is waiting for the written report.
- The Association expressed their gratitude towards Andy Pruitt for looking at the units after Irma and removing items for owners that were not here.

ANNOUNCE THE NEW BOARD OF DIRECTORS:

- The Association and Board thanked Jerry McCormick for his hard work on the Board.
- The 2018 Board of Directors are: Phil Clavel, Andy Pruitt, Dick Lombardi, Ralph Horak, and Gary Keith.

ADJOURNMENT: With not further Association business to discuss, Vivian (Unit 303) adjourned the meeting at 10:56am.

Respectfully submitted by

Kim Barrett/LCAM

For the Board of Directors for Waterfront Building A