



Annual Meeting  
January 29, 2019 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

**DETERMINATION OF QUORUM:** A quorum was established with 29 of the members present or by proxy.

**APPROVAL OF MINUTES:**

- Andy Pruitt made a motion to accept the January 31, 2018 Annual Minutes as written. Dick Lombardi seconded the motion. MOTION passed unanimously.

**PRESIDENT'S ADDRESS:** Given by Phil Clavel.

Phil welcomed everyone to the meeting and thanked all the owners for their support during the last year. He also thanked the board members for their dedication to the association through out the year. Phil welcomed new residents: John & Victoria Bryant in 701, David & Carol Metzger in 802, Karen & Thomas Lodge in 803. Phil went on to give a summary of the projects completed in 2018 and the upcoming projects planned for 2019. The windows were cleaned the first week of January. In March The Association is currently negotiating with SPT to clean the bathroom stacks and kitchen stacks for \$22,650.00. This is tentatively scheduled to begin in March once contract is signed. Phil also discussed the 2019 budget and how the fees were the same.

**TREASURER'S REPORT:** Andy Pruitt reported on the Association's financials as of December 31, 2018.

- The Association has \$84,255 in their operating and \$183,377 in their reserves.
- The Association is below budget in most categories.
- Surplus was \$51,000 due to sale of garage and will be transferred to reserves.
- Window cleaning was done January 3, 2019.

**VOTING RESULTS:**

- Vote to carryover the surplus passed unanimously with 27 yes votes.

**NEW BUSINESS:** SPT cleaning of stacks was discussed in Presidents report.



**ANNOUNCE THE NEW BOARD OF DIRECTORS:**

- The 2019 Board of Directors are: Phil Clavel, Andy Pruitt, Dick Lombardi, Ralph Horak, and Gary Keith. Ralph Horak announced that his unit is for sale and he would be leaving the board when it sold.

**HOMEOWNER COMMENTS:**

- A homeowner brought up the fact that the roof anchors on the buildings have not been inspected. A lengthy discussion followed. Gary Keith volunteered to take the lead in following up on this issue.

**ADJOURNMENT:** With not further Association business to discuss, the meeting adjourned at 10:56am.

Respectfully submitted by

Lynn Lakel/LCAM

For the Board of Directors for Waterfront Building A