



Annual Meeting  
January 28, 2020 at 10:00 am at Venice City Hall  
Draft

**CALL TO ORDER:** The meeting was called to order by Phil Clavel at 10:03 am.

**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 24 of the members present or by proxy.

**APPROVAL OF MINUTES:**

- Gary Keith made a motion to accept the January 29, 2019 Annual Minutes as written. Andy Pruitt 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 reminded everyone of the website that is available. Phil stated that we deal with two boards which are Building A and the Master Board. Building A has 3 representatives to the Master Board. Phil welcomed new residents: Nancy & Gary Prior – 601. Lynn from Sunstate will be available every Friday on site from 1 to 2 pm. Phil went on to give a summary of the elevator issues. The windows were cleaned the first week of January. Last year the subject of the roof anchors was brought up. Gary gave a full report on the roof anchors as none of the buildings were certified. Gary reported we are now certified and have to have an annual inspection. He saved the associations a lot of money. Phil continued his report. Roofs are in good shape. Phil reported on the walkways on 4, 5, and 6. The entrance and security system went very well. Access Fire inspected the sprinkler system in each unit. Association locksmith is Ralph Copp. There was discussion on the locks. Phil continued with a report on the stacks and the SPT project that was completed this year. One of the biggest problems in Florida is making sure the humidity in the unit is controlled. The dryer vents were totally redone in the summer. Discussion followed.

**TREASURER'S REPORT:** Andy Pruitt reported on the Association's financials as of December 31, 2019.

- The Association has \$7,897 in their operating and \$201,830 in their reserves.
- The Association is \$7,061 over budget in maintenance. We spent \$66,000 from reserves on maintenance issues and upgrades. A lot was unexpected.
- We still ended up good for the year as operating offset other areas.
- Mike Hartley asked about major expenses, pumps. Gary Keith explained.



**DIRECTOR REPORTS:** Gary Keith gave a report on the Master Association. The Master meeting was uneventful. The Master Association approved to move fence back to the property line. They changed the pool maintenance company. They new company is checking the salt-water system. Phil reported for Dick Lombardi on Insurance. For last three years, we tried to get other companies involved. Most companies can't compete with Atlas. Discussion followed. All the hot water tanks have been replaced. The ARC Committee had a busy year. The new ARC application is now 7 pages. The ARC Committee consists of Gary Keith, John Klamt and Jerry McCormick. ARC work can only be done from May 1 to November 1.

**VOTING RESULTS:**

- Vote to carryover the surplus passed unanimously with 24 yes votes.

**NEW BUSINESS:** Phil reported that there is money in the reserve to redo the documents. It will be started this year. We will need a Document Committee. The document committee consists o Gary Hawthorne, Andy Pruitt and Gary and Nancy Prior. Andy mentioned that we have converted the documents into word. We should also look at the Rules and Regulations. They should be brief and positive. There was a discussion on bicycles and installing the rings for owners.

**ANNOUNCE THE NEW BOARD OF DIRECTORS:**

- The 2020 Board of Directors are: Phil Clavel, Andy Pruitt, Gary Hawthorne, John Klamt, and Gary Keith. Phil expressed his thanks to Dick Lombardi for his service on the board over the years.

**HOMEOWNER COMMENTS:**

- Dave Grote questioned when painting will be done. Lengthy discussion followed.
- Dave Grote brought up the damaged feelings and split in the buildings. Lengthy discussion followed.
- Resident asked to remind everyone to pickup after they dog. Dog waste should not be put in garage container.
- Bea brought up the subject of lanai screen frames. Is this something that we can do as a group to lower the cost and conformity.

**ADJOURNMENT:** With no further Association business to discuss, the meeting adjourned at 12:05 pm.

Respectfully submitted by

Lynn Lakel/LCAM

For the Board of Directors for Waterfront Building A