



Annual Meeting
January 27, 2021 at 10:00 am via Zoom Conference Call

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 19 of the members present or by proxy.

APPROVAL OF MINUTES:

Phil Clavel made a motion to accept the January 28, 2020 Annual Minutes as written. Gary Keith seconded the motion. MOTION passed unanimously.

PRESIDENT'S ADDRESS: Given by Phil Clavel.

Covid is the story of the year and all sanitizing has been done and is continuing at this time. We want everyone to stay healthy and safe. There is a new Owner in #202. Special thanks to all of the Owners during this difficult time and during everything that we have done with the Building this last year. Gary has been addressing things on site and calls and emails have been flowing. Many people have stepped up during all of our projects. The Board members are looking out for your interest and have moved into some major unplanned projects. There was about 6 months of prep time for the painting project and sealing of the windows and deal with leaks. There were several bids received for the painting project and the contractor has done an amazing job. The Board hired a consulting group to examine the work being completed and this was money well spent. Andy Pruitt has resigned from the Board. Special thanks to Andy for all that he has done over the years serving the Association. ARC committee exists and if you need to have work done, please go to the website and fill out the ARC form. Fire Department inspection was completed and all minor issues that were requested have been corrected. There are new elevator regulations and the elevators do not meet the new code. The computer system needs to be upgraded and this needs to be completed within the next 3 years. The quote to upgrade is about \$8,000.00 dollars. This could possibly be paid for from the Reserve accounts. Bio1 is a cleaner for Kitchen drains that we may be interested in using for the drain system. This is a biologic that keeps pipes free of scum and debris. This could be a great help for the pipes and for the health of the plumbing of the building. Clay valve cleaning and pumps will be cleaned on a regular basis. The Reserve review is needing to be completed. There are 2 quotes in hand and there are 2 more forthcoming. The review of the Documents was started last year but with Covid and the painting project this was tabled and will probably not be addressed for a little while. Front center light of the Building is out. We have to replace the fixtures and they have been ordered to be replaced. This will continue for the exterior lighting.



TREASURER'S REPORT: Phil Clavel reported on the Association's financials as of December 31, 2020.

- The Association has \$19,955.00 in their operating and \$75,198.00 in their reserves.
- The Painting project cost \$171,429.00. This was paid in full by reserve account.
- Reserve input has been increased to \$40,000.00 for this year.
- Elevator costs and Insurance costs were the big triggers this last year.

DIRECTOR REPORTS: Gary Keith gave a report on the Master Association.

Mark Cashdaller?? Is the new president of the Master Board. Once the building painting project was completed, the pool area was needing to be painted and the Master Board approved and had the pool area painted. There seems to be a much better relationship with the Master Board and things are going well.

VOTING RESULTS:

- Vote to carryover the surplus passed unanimously with 20 yes votes.

NEW BUSINESS:

NONE

ANNOUNCE THE NEW BOARD OF DIRECTORS:

The 2021 Board of Directors will be Phil Clavel, Gary Keith, John Klamt and Gary Hawthorne. Andy Pruitt has sold his residence and has resigned.

HOMEOWNER COMMENTS:

#304 – Green area is in need of some work. It is covered with weeds and needs some leveling to be done in the area. Is the Master the source to address the "Green Space"?

#902 has been sold and new residents will be Kubiak

#702 is for sale and is vacant.

9th floor elevator call button need to be replaced. Kone advised that he will come out and fix.

ADJOURNMENT: With no further Association business to discuss, the meeting adjourned at 10:47 am.

Respectfully submitted by

Lynn Lakel/LCAM

For the Board of Directors for Waterfront Building A