



Annual Meeting
January 26, 2022 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 18 of the members present or by proxy.

APPROVAL OF MINUTES:

Phil Clavel made a motion to accept the January 27, 2021 Annual Minutes as written. Gary Keith seconded the motion. MOTION passed unanimously.

PRESIDENT'S ADDRESS: Given by Phil Clavel.

Phil welcomed all participants to our annual meeting for Building A at the Waterfront and thanked the owners for their positive feedback, involvement, and support throughout the year. He thanked all Board members as well, for their dedication to our building. The hours volunteered add up quickly. A special thank you to Bea Holt who did an amazing job in the emergency situation we had last year. Phil also thanked Sunstate and Lynn Lakel who will be leaving us. Lisa Taylor is our new CAM from Sunstate. Welcome Lisa! Thanks to Reliance, our maintenance company, Chris Engels and Chris Smith. There will be more regular cleaning going on in and around the building throughout the year as Chris Engels and I have put together a 12- month detailed cleaning schedule.

Phil welcomed some new owners to our building: 902, Thomas and Elizabeth Kubiak, 903, Joan Krupa, 801, Tim Wuhkie, 603, Tom Singer, 202 Penny Hermann, 204 Gregg and Karen Lockhart. For clarification, particularly for our new owners: Building A is a separate Corporation at the Waterfront. Buildings B and C are as well.

Phil reminded everyone to visit the website at: mywaterfronta.com(very user friendly)Wa*2018 Our documents and other useful information are on the site. Our Building was built in 2003: For a few years now we have been in the process of changing out original installations for updated parts. Examples are: Pumps and motors for water supply, lighting on the front of the building is going to be changed, our fire emergency panel was replaced and the elevator has been upgraded. I signed off on replacing the heat sensors on each floor as there is a recall. In addition we have on going maintenance or inspections on our clay valves, roof anchors, plumbing stacks, roof membrane, and the elevator. As a result, the time given to our building has evolved so that we pay greater attention to services and replacement of components. In December and January, for example, our emergency fire alarm system was inspected, the sprinkler system throughout the building was inspected, and the Venice Fire Marshall also inspected the building.



Committees:

Insurance: Bea has experience in insurance and she will be leading this committee.

ARC: We've had a busy year. Phil thanked Jerry McCormick, John Klamt, and Gary Keith for their work on verifying all of our requirements are met. Exception this year

WELCOME Committee: Bea Holt and Penny Hermann have produced a document that I have gone over with them. It is probably going to be very helpful for all owners as well as renters. Lisa you are eventually going to be an integral part of this process as you are usually the initial contact person through the application process with new owners or tenants. Once this document is ready, it will be sent to Board members to view, edit and hopefully approve. Anyone who'd like to be a part of the Welcome committee can see Bea or Penny.

TREASURER'S REPORT: Gary Hawthorne reported on the Association's financials as of December 31, 2021.

- The Association has \$29,367.19 in their operating and \$85,213.53 in their reserves.
- Net income for the year was minus \$2022.10 which was offset by the retained earnings. Retained earnings is now \$31,090.75
- Elevator costs and Insurance costs were the big triggers this last year.

MASTER REPORT: Phil gave a report on the Master Association.

Phil Clavel, Gary Keith and John Klamt sit on the Master Board. An electric vehicle station has been approved to be installed at the overflow parking near the entrance (special thanks to Mike Hartley (901) for leading that initiative. A new gate was installed at the end of the garages closest to the bridge and water. There is concern regarding the zoning codes for building on the shopping center located in front of our building. The Master Board is a separate corporation run by representatives from the three buildings. We have 32 of the 98 possible votes on the Master. The Master is responsible for the grounds which includes the dock, pool, outside parking, ground maintenance, lighting and irrigation, the front gate, generators, some garages, and the water run off basin.

VOTING RESULTS:

- Vote to carryover the surplus passed unanimously with 18 yes votes.

NEW BUSINESS:

NONE

ANNOUNCE THE NEW BOARD OF DIRECTORS:

The 2022 Board of Directors will be Phil Clavel, Gary Keith, John Klamt and Gary Hawthorne and Bea Holt.

ADJOURNMENT: With no further Association business to discuss, the meeting adjourned at 11:05 am.

Respectfully submitted by

Lisa Taylor/LCAM, For the Board of Directors for Waterfront Building A