



THE WATERFRONT BUILDING A ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS
Wednesday, November 23, 2022
9:00 a.m. Eastern Standard Time Via Zoom

MINUTES

CALL TO ORDER: The meeting was called to order at 9:00 a.m. by President Phil Clavel.

PROOF OF NOTICE: Proof of notice was posted in accordance with the Association's Bylaws and Florida Statute 7.18. and quorum established.

BOARD MEMBERS PRESENT: Phil Clavel, President, Gary Keith, Vice President, Gary Hawthorne, Treasurer and Bea Holt, Secretary. John Klamt was absent. Lynn Lakel from Sunstate and 4 owners were also present.

APPROVAL OF MINUTES:

Gary Hawthorne made a motion to approve the January 26, 2022 Organization Meeting Minutes as written. Gary Keith seconded the motion which passed unanimously.

PRESIDENT'S REPORT:

President Phil Clavel began his address by wishing owners a Happy Thanksgiving. He then explained the impact of Hurricane Ian. EPS is chirping, roof full of debris, system full of water, and circuit board was out due to water. Two more boards will need to be replaced. The roof door on the 04 side was damaged because of being blown open. Suncoast Commercial Door replaced door. Lock battery changed. Kone instructed association to turn off the elevator during storm. Elevator making loud noise. The tech changed the rollers. Gary Keith rode in cab with tech. The rubber isolator pad has deteriorated and is being ordered. The sensors were bad on the water pump and the pump seized. Sutter Roofing has agreement with all three buildings to repair the roofs.

TREASURER'S REPORT: Gary Hawthorne reported that the 2022 budget was in good shape. The reserves are healthy. Phil mentioned the cost to replace the pump system would cost approximately \$25,000. It would not be clay valves but the Venice water system is a problem.

NEW BUSINESS:

2023 Budget: Gary Hawthorne discussed the Proposed FY 2022 Budget. He stated the insurance premiums are 9% more than the previous years. After a brief discussion, Gary Keith made a motion to approve the FY 2023 Budget as presented. Bea Holt seconded the motion which passed unanimously. The window cleaning is scheduled for the first week of January, 2023.

Master Report: Phil reported that he discussed the \$61,000 surplus on the operating budget as being excessive and suggested it be returned to owners by reducing the quarterly maintenance fee. He was not successful. They assured everyone that the trees would be replaced behind the building and would install an electric vehicle charger.

OWNERS COMMENTS:

Dave Metzger commented that they \$120,000 quote to replace the elevator may be low.

NEXT MEETING: TBD

ADJOURNMENT:

There being no further business before the board, Gary Keith made a motion to adjourn the meeting at 10:08 a.m. Gary Hawthorne seconded the motion which passed unanimously.

Respectfully Submitted,

Lynn Lakel, LCAM