



Annual Meeting  
January 24, 2023 at 10:00 am via Zoom and Jersey Library, 300 Nokomis Ave

**CALL TO ORDER:** The meeting was called to order by Phil Clavel at 10:15 am.

Bea Holt made the introduction: A presentation was given by Darren Howard from Atlas Insurance prior to the official beginning of the meeting. Darren outlined the state of insurance issues in Florida and how it related to Building A. Darren also answered questions from individual owners. Bea Holt thanked Darren for his helpful information.

**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 22 of the members present or by proxy.

**APPROVAL OF MINUTES:**

Phil Clavel made a motion to accept the January 26, 2022 Annual Minutes as written. Gary Keith seconded the motion. MOTION passed unanimously.

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

New owners were introduced. David Altiero was introduced and addressed the owners. Phil thanked Reliance for their work throughout the year. Phil Clavel discussed the aftermath of Hurricane Ian. All repairs to tile roofing had been completed. The President had been working closely with the President of Building B following the storm. A door to the roof had been destroyed and was replaced. During the storm, it appears the door to our alarm room had not been closed properly. The room was full of debris but the system was intact. Mention was made of the new lanai lights as well as the new front of building spotlights. Phil mentioned that he was happy with the more positive working relationship with the other buildings.

**DIRECTOR'S REPORTS:**

Insurance: Bea Holt.

ARC: Phil opened the discussion with owners by discussing the challenges with ARC deadlines given the after effects of COVID and how it related to labor shortages and supply chain issues. A very good discussion took place with owners and there was clearly an understanding of a need for more flexibility. A suggestion of a 4 month no renovation and an 8 month renovation period was floated by Tom Singer. The Board decided to review that suggestion at the Organizational Meeting.

**TREASURER'S REPORT:** Gary Hawthorne discussed the 2023 Budget challenges along with the Reserve Budget.



**MASTER REPORT:** Bea reported on the grounds committee and the work that had been done. Gary reported on the challenges of the retaining pond and that the Master would continue to look for a solution.

**VOTING RESULTS:**

- Vote to carryover the surplus passed with a vote of 19 yes and 3 no.

**NEW BUSINESS:** New Florida statute that requires a Reserve Study and Structural Integrity Inspection was discussed. This would come into being in 2025. Owners were informed that this would probably have implications on our Reserve requirements. David Altiero was asked to get us more information as to what our requirements would be to meet the new law. There was a general feeling that we should be proactive in getting organized to meet all requirements.

**ANNOUNCE THE NEW BOARD OF DIRECTORS:**

The 2023 Board of Directors will be Phil Clavel, Gary Keith, John Klamt and Gary Hawthorne and Bea Holt.

**RESIDENTS' COMMENTS:** Peggy Hall thanked the Directors for everything that they do. There was various other comments.

**ADJOURNMENT:** With no further Association business to discuss, the meeting adjourned at 11:35 am.

Respectfully submitted by  
David Alterio/LCAM, For the Board of Directors for Waterfront Building A