



THE WATERFRONT BUILDING A ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
Monday, December 18, 2023
9:00 a.m. Eastern Standard Time Via Zoom and
Fire Station 51 Community Roof, 112 Harbor Dr. South, Venice, FL

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 16 owners were also present.

APPROVAL OF MINUTES:

Gary Keith made a motion to approve the January 24, 2023 Organization Meeting Minutes as written. Gary Hawthorne seconded the motion which passed unanimously.

PRESIDENT'S REPORT:

President Phil Clavel began his address by wishing owners a Happy Holiday. He announced that David was no longer their manager and Lynn Lakel would be stepping back in temporarily until a new manager has been assigned. Phil discussed financial issues that happened during 2023.

TREASURER'S REPORT: Gary Hawthorne reported that the 2023 budget was in good shape. The reserves are healthy.

NEW BUSINESS:

2024 Budget: Gary Hawthorne discussed the Proposed FY 2024 Budget. He stated the insurance premiums are increasing 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, 2024.

NEXT MEETING: Annual Meeting 2.15.24

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