



Annual Meeting
February 15, 2024, at 10:00 am via Zoom and Venice City Hall Room 165

CALL TO ORDER: The meeting was called to order by Phil Clavel at 10:00 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. No attendees via zoom.

APPROVAL OF MINUTES:

Gary Keith made a motion to accept the January 24, 2023, Annual Minutes as written. Gary Hawthorn seconded the motion. MOTION passed unanimously. Lynn announced that she is recording meeting for the purpose of minutes only.

PRESIDENT'S ADDRESS: Given by Phil Clavel.

Phil reminded everyone that the Master Association is responsible for landscape, docks, grounds, gates, generator, pool, parking etc. We are putting Master docs into our website. Residents asked if that included financials. Phil responded no. Master is dealing with issues from Real Management company at this time who bought out Argus. Our building is a premium building and one of the best complexes on the island of Venice. Phil talked about our building and all the changes over the last 20 years. We have 10 original owners and a lot of new owners. Phil gave a lengthy explanation of the boards roll along with the roll of management company. He discussed all the inspections done on the building and how the inspections are completed. For example, sprinklers, elevators, alarms, kitchen stack cleaning are all scheduled by management and residents notified 14 days in advance. Reserve study just completed along with wind mitigation report. There was a lengthy discussion about the elevator issues and getting it to work the way we want. Tom Singer complained that they never get a notice saying things are fixed. Phil discussed Alliance and the alarm system and EPS. All lights on building lights have been replaced. Soft light is on outside of building and daylight on inside of stairwells. Membranes are in good shape.

DIRECTOR'S REPORTS:

TREASURER'S REPORT: Gary Hawthorne discussed the 2024 Budget challenges along with the Reserve Budget. Two issues. One is Florida insurance and the other is the Reserve Study. We have been reserving for the past years. We are not spending from Reserves. We started 2023 with \$137,000 put we put in \$50K and at \$188,000 now. Putting in \$82k and end 2024 with \$278,000. Reserves are growing now with one more bump in 2025. Currently we are not needing reserves. We are not going to have a huge increase. Derrick, are we investing these fund. We currently have a CD at 4%. Money market is at 2.5%. Discussion followed. Dave asked what bank we were dealing with. Currently is Centennial.



INSURANCE: Bea Holt reported on insurance.

MASTER REPORT: Bea reported on landscape committee. There has been more distribution on landscape and even mulched the tree line. Property along Building A and adjoining property looks great. They have discussed the invasive species that have taken over the property. Gary, Phil and John walked and identified the invasive species. We were asked to get the opinion of Building A on this issue. Karen asked about taking out all the vines and what would protect the dock if all were removed. Would look bare behind Building A. Suggest putting in new greenery there. A lengthy discussion followed.

ARC: We changed the ARC dates to April 1 to November 30 due to a supplier issue. Jerry McCormick, Gary Keith John Wick are on the committee.

VOTING RESULTS:

- Vote to carryover the surplus passed with a vote of 18 yes and 1 no.

NEW BUSINESS: Building A Condo documents are 20 years old. We need to reprocess the docs. Tom offered to be part of the new committee and revamp our docs. The committee needs to remove builder rules and update as needed for owners to review, comment on and make changes. Then comes back to owners for review. Master redid theirs in 2017. The consensus of owners is to move forward. John Wicks and Mike will be on the committee along with Tom.

ANNOUNCE THE NEW BOARD OF DIRECTORS:

The 2024 Board of Directors will be Phil Clavel, Gary Keith, Gary Hawthorne, Bea Holt and John Wicks.

RESIDENTS' COMMENTS: John asked if Comcast owned wiring in the building.

ADJOURNMENT: With no further Association business to discuss, the meeting adjourned at 12:22 pm.

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