



THE WATERFRONT BUILDING A ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS  
July 12, 2024  
10:00 a.m. Eastern Standard Time Via Zoom

**CALL TO ORDER:** The meeting was called to order at 10:00 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, Bea Holt, Secretary & John Wicks. Gary Hawthorne, Treasurer was absent. Lauren Wilson MBA, CAM from Sunstate and owners were also present.

**APPROVAL OF MINUTES:**

Gary Keith made a **MOTION** to approve the December 18th, 2023 Meeting Minutes as presented. John Wicks seconded the motion. All in favor. **MOTION PASSES** unanimously.

**PRESIDENT'S REPORT:**

President Phil Clavel gave an extensive update on association business.

**TREASURER'S REPORT:** There is no report at this time. Association Financials will be available in the new portal for Association members as they are available.

**MANAGEMENT REPORT:** Lauren gave a detailed report on the new portal system available on the website. If you need your portal login information please go to the website, click on Portal Sign up and a temporary password will be sent to your email address that you enter for your login. You can also email [info@sunstatemanagment.com](mailto:info@sunstatemanagment.com).

**NEW BUSINESS:**

**Condo Document Updates:** Tom Lodge gave a presentation on the revisions that were compiled by the committee and recommended to be submitted to the attorney to be formally compiled for a Document update to be voted on by the membership. A **MOTION** was made by Gary Keith and seconded by Bea Holt to approve the document revisions as submitted by the committee that worked on the document revision. All in favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Bea Holt and seconded by Gary Keith to present the document revisions to attorney Mark Grant to review and formally write the document revisions that will then be submitted for board approval to then vote on the document Amendment by the membership. All in favor. **MOTION PASSES** unanimously.

**NEXT MEETING:** November 12<sup>th</sup>, 2024. Time TBD

**ADJOURNMENT:**

There being no further business before the board, Bea Holt made a **MOTION** to adjourn the meeting at 11:28 a.m. Gary Keith seconded the motion. All in favor. **MOTION PASSES** unanimously.

Respectfully Submitted for the Board of Directors,

Lauren Wilson, MBA, CAM