



Annual Meeting
January 27, 2025, at 1:30 pm via Zoom and Frances T Bourne Jacaranda Library
4143 Woodmere Park Blvd, Venice, FL 34293

CALL TO ORDER: The meeting was called to order by Gary Keith at 1:40 pm.

A **MOTION** was made by Bea Holt and seconded by John Wicks to appoint Gary Keith as Chairman of the meeting. All in favor. **MOTION PASSES** unanimously.

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 17 of the members present or by proxy. No attendees via zoom.

APPROVAL OF MINUTES:

Tom Kubiak made a motion to accept the February 15th, 2024, Annual Meeting Minutes as written. Gary Hawthorn seconded the motion. The **MOTION** passed unanimously.

PRESIDENT'S ADDRESS: Given by Gary Keith.

Gary gave a detailed report on the 2024 association business and plans for 2025. The report on 2024 included that the complex fared well during the hurricanes. Discussion was had on the lighting that needs to be replaced because the current lights can no longer be sourced and they do not sustain

Gary reported that dryer vent cleaning is being considered for 2025. A reminder that all owners need to replace their water heater every 8 years. Please be sure that you keep your water heater up to date.

Please be sure to lock the stairwell door if you unlock it. Gary will work with the locksmith to make these doors always default back to locking.

Tom Lodge gave a detailed presentation on the proposed changes to the Declaration. The main changes were focused on taking the developer requirements out of the Declaration and tried to match the bylaws, declaration and current statute requirements.

DIRECTOR'S REPORTS:

TREASURER'S REPORT: Gary Hawthorne gave a detailed report on the 2024 year end financials. Overall, the community is in good financial standing. Insurance was a key contributing factor to any overages in 2024. Gary reported on the SIRS study and the impacts that had on the Reserve schedule. The Board of directors does not anticipate any Special assessments.



SECRETARY REPORT: Bea gave a report from her role for the Master association on Landscaping areas of concern and focus for the committee.

VOTING RESULTS:

- **Carry Over:** With the majority of the membership present both in person and by proxy voting in favor of the Carry Over, the **MOTION PASSES. (17 in favor/ 0 Opposed)**
- **Statutory Financial Reporting Waiver:** With the majority of the membership present both in person and by proxy voting in favor of waiving the Financial Reporting requirement and only obligation the association to report a statutory compliant Preparation of a cash and expenditure report, the **MOTION PASSES. (15 in favor/1opposed/1 did not vote)**

NEW BUSINESS:

ANNOUNCE THE NEW BOARD OF DIRECTORS:

The 2025 Board of Directors will be Gary Keith, Bea Holt and John Wicks.

RESIDENTS' COMMENTS: Owners commented on the lighting changes to the building. Residents commented on the staircase door locking and other ongoing association items that the board is looking to address.

ADJOURNMENT: With no further Association business to discuss, Gary made a MOTION to adjourn the meeting at 2:57 pm.

Respectfully submitted by
Lauren Wilson MBA/CAM, For the Board of Directors for Waterfront Building A