



THE WATERFRONT BUILDING A ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS  
March 17th, 2026  
2:00 p.m. Eastern Standard Time  
Via Zoom and William H Jervey, Jr Venice Library, Venice FL 34285

Karen Lockhart moved that we appoint Michael Hartley as presider over the board meeting in the absence of the President per the President's request, Gary Hawthorne seconded. All in favor. **MOTION PASSES** unanimously.

**CALL TO ORDER:** The meeting was called to order at 1:30 p.m. by Mike Hartley.

**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:**

Gary Keith (absent)  
John Wicks  
Karen Lockhart  
Mike Hartley  
Gary Hawthorne

Gina Fouquet LCAM, CMCA from Sunstate and owners were also present.

**APPROVAL OF MINUTES:**

A **MOTION** was made by Karen to approve the October 2025 Meeting Minutes as presented. Gary seconded the motion. All in favor. **MOTION PASSES** unanimously.

**PRESIDENT'S REPORT:** Mike gave a progress report on landscaping, had their 20<sup>th</sup> anniversary party, also reported that Waterfront was pointed out by the city of Venice for the Holiday Food Drive as being a shiny example.

**TREASURERS REPORT:** Mike gave a detailed report on the association's current financials as attached to this corporate record.

Karen moved that the Board receive into their record the financial statements and reports presented subject to audit. John seconded. All in favor. **MOTION PASSES** unanimously.

**MANAGEMENT REPORT:**

**UNFINISHED BUSINESS:**

**Waterproofing catwalks:** Karen moved that the Board authorize management to prepare and issue a formal Request for Proposal (RFP) to qualified licensed contractors for the purpose of correcting improper slope and replacing the waterproofing system on the Building A catwalks. The RFP shall include: (1) re-sloping the existing concrete walking surfaces to ensure proper drainage away from unit walls; (2) installation of a Florida-approved, multi-layer elastomeric waterproofing membrane; (3) application of a durable, slip-resistant

pedestrian traffic coating; and (4) repair of any related concrete deficiencies discovered during surface preparation. Management is further authorized to obtain and present a minimum of three competitive bids for Board review and selection, John seconded. All in favor. **MOTION PASSES** unanimously.

### **NEW BUSINESS**

**Proposed Merger of 4 Waterfront Association Corporations:** Gary move that the Board formally support and proceed with a strategic initiative to pursue the eventual corporate merger of the four Waterfront Associations consistent with the framework presented in the merger overview. This initiative includes: 1. evaluating the corporate merger opinion under Florida Statutes Chapter 617, while maintaining the existing condominium declarations under Chapter 718, as described in the merger materials. 2. Further, that the Board authorizes management and designated board representatives to begin the preliminary steps outlined in the merger process, including review of governing documents, identification of a potential surviving corporation, assessment of governance structure and reserve implications, and consultation with legal counsel experienced in condominium-association mergers. If legal counsel or other consultants require compensation in fiscal year 2026 the matter of compensation must be brought back to the Board for approval. All in favor. **MOTION PASSES** unanimously.

**Owner general comments (Note: owners are welcome to provide comments during the discussion portion of any motion):** Comments and questions were taken by the Board of directors from those members present at the meeting.

**Next Regular Board meeting:** April 21<sup>st</sup>, 2026, at 10:15am

### **ADJOURNMENT:**

There being no further business before the board, Gary made a **MOTION** to adjourn the meeting at 2:20pm. Karen seconded the motion. All in favor. **MOTION PASSES** unanimously.

Respectfully Submitted for the Board of Directors,

Gina Fouquet, LCAM, CMCA  
Sunstate Association Management Group