



THE WATERFRONT BUILDING A ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
April 24th, 2025
2:00 p.m. Eastern Standard Time
Via Zoom and William H Jervey, Jr Venice Library, Venice FL 34285

CALL TO ORDER: The meeting was called to order at 2:05 p.m. by President Gary Keith.

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
John Wicks
Bea Holt
Mike Hartley
Gary Hawthorne

Lauren Wilson MBA, CAM from Sunstate and owners were also present.

APPROVAL OF MINUTES:

A **MOTION** was made by Mike to approve the November 2024 Meeting Minutes as presented. Bea Holt seconded the motion. All in favor. **MOTION PASSES** unanimously.

PRESIDENT'S REPORT:

President Gary Keith gave an extensive report on ongoing association business for 2025. Gary's report included repairs on the elevator and maintenance items that are being addressed around the building. Gary also reported updates to the landscaping that are being considered by the Master association.

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

COMMITTEE REPORTS: Mike reported on committees that were established at the Organizational meeting

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.

UNFINISHED BUSINESS:

Hurricane damage repairs report a. ACTION: Board vote on Association Documents major revisions and distribution to owners for their approval at the next meeting:

Proposed Resolution One: A MOTION was made by Gary and seconded by Bea to adopt the proposed resolution as attached to this corporate record. All in favor. **MOTION PASSES** unanimously.

Proposed Resolution Two: A MOTION Was made by Gary and seconded by Bea to approve the second proposed resolution as outlined in the attached Board Resolutions April 24th, 2025. All in favor. **MOTION PASSES** unanimously.

Elevator test results – replacement of motor: Mike gave a detailed presentation on the results of the elevator test.

NEW BUSINESS.

Elevator pit waterproofing: Mike gave a presentation on updates that are being investigated pertaining to waterproofing the elevator.

**Elevator shaft refurbishment (clean switches; remove rust from rails and top of car; rustproof paint car roof)
Elevator car interior refurbishment (clean and polish floor; paint rusted kick plates; install information board:**
Mike gave a detailed presentation on specifics that were being investigated on the elevator refurbishment.

Catwalk resurfacing: Mike and Gary gave details on resurfacing of the walkways that are currently being investigated.

Establish Waterfront A Association Reporter: Mike presented that communications in the elevator have been reworked. The Board is looking for assistance with information boards.

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 meetings proposed schedule (official notifications will precede each):
Quarter 3, 2025: 7/24/2025 Quarter 4, 2025: 10/21/2025 Annual Meeting 2026: 1/20/2026

ADJOURNMENT:

There being no further business before the board, Gary Keith made a **MOTION** to adjourn the meeting at 3:29pm. Bea Holt seconded the motion. All in favor. **MOTION PASSES** unanimously.

Respectfully Submitted for the Board of Directors,

Lauren Wilson, MBA, CAM
Sunstate Association Management Group