The Waterfront on Venice Island

Annual Meeting
January 20th, 2026, at 10:30 am via Zoom and Police Station, 1575 E Venice Ave, Venice, FL 34292

CALL TO ORDER: The meeting was called to order by Gary Keith at 10:32 am.

A **MOTION** was made by Mike Hartley and seconded by Gary Hawthorne 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 18 of the members present or by proxy. No attendees via zoom.

APPROVAL OF MINUTES:
Tom Kubiak made a motion to accept the January 27, 2025, Annual Meeting Minutes with changes. Gary Keith seconded the motion. The **MOTION** passed unanimously.

PRESIDENT'S ADDRESS: Given by Gary Keith.
Gary gave a detailed report for the 2025 association business and plans for 2026. The report for 2025 included the issues that happened with the elevator. There have been new cables installed and the board would like to have the floors polished to look nicer.

Mike Hartley reported that the board has been looking at the utility rooms next to the elevator on each floor. One of the rooms the board is turning it into a business center which will have a shredder, a monitor that you can plug into your computer, and a printer to also be able to make copies. This center will be available 24/7. There will be a digital code, one will be sent out to each owner, or you can enter with your thumb print. This center will be on the 4th floor. The board is also looking into a tool kit to have in the center. There may be a locker available for a one-time charge.

DIRECTOR'S REPORTS:

TREASURER'S REPORT: Mike Hartley gave a detailed report on the 2025-year end financials. Overall, the community is in good financial standing. The top 3 items that we were over budgeted are the elevator, legal and professional, elevator repairs. The actual variance for the end of the year was $2500. The board is looking into a $50,000 revolving loan.

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. (14 in favor/ 0 Opposed)**
- **Statutory Financial Reporting Waver:** 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. (12 in favor/1opposed/1 did not vote)**

NEW BUSINESS:

Access Control System: Mike discussed that with the current system there have been many issues when can be mitigated by a new access control system. It will change the system in the stairwells because they will always relock. You will be able to use your phone, fob, or code to get in. This system would be a lot easier. It would be something that would be done this year. It would be a combination of what is set aside in the reserves and some borrowing in the line of credit.

Announcement of newly appointed BOD

There was no election. The board is appointing 2 new members. Gary Keith made a motion to appoint Mike Hartley, John Wicks, and Karen Lockhart as new members to the board, seconded by Gary Hawthorne. **Motion** passed unanimously**.**

2026 Board members:

Gary Keith
Mike Hartley
Gary Hawthorne
John Wicks
Karen Lockhart

Karen Lockhart introduced herself and discussed her background.

RESIDENTS' COMMENTS: Owners commented

ADJOURNMENT: With no further Association business to discuss, Mike made a MOTION to adjourn the meeting at 11:39 pm.

Respectfully submitted by
Gina Fouquet LCAM, CMCA For the Board of Directors for Waterfront Building A