

**The Waterfront**  
**on Venice Island**  
C/O Argus Property Management, Inc.  
2477 Stickney Point Road, 118A  
Sarasota, FL 34231  
(941) 927-6464 Fax (941) 927-6767

**THE WATERFRONT ON VENICE ISLAND  
BUILDING C CONDOMINIUM ASSOCIATION, INC.  
Board of Directors Organizational Meeting  
Tuesday, January 30th, 2018  
Venice City Hall, Room 114, 1:30 p.m.  
401 W. Venice Ave. Venice, FL. 34285**

**Approved Minutes**

Call Meeting to Order 3:03pm

Proper Meeting Notice was confirmed by affidavit, posted and mailed January 16, 2018

A quorum was determined. Present: Ernie Bago, Don Volk, Stacey Rehert, Bob Wilson, Gene McGowan (by phone)

A motion was made by Bob Wilson to approve without reading the minutes from the Special Meeting held prior to the budget meeting on November 14, 2017, the motion was seconded by Ernie Bago. All directors present voted aye and the minutes were approved.

A motion was made by Ernie Bago to approve without reading the minutes from the BOD budget meeting on November 14, 2017, the motion was seconded by Don Volk. All directors present voted aye and the minutes were approved. (Gene McGowan was not present for either vote).

Election of officers for Building C:

Ernie Bago made a motion that all Officers remain same as last year. Don Volk seconded the motion and all directors voted aye. The Officers and directors are as follows:

Ernie Bago, President

Gene McGowan, Vice President

Stacey Rehert, Secretary,

Don Volk, Treasurer

Bob Wilson, Director

The representative appointed to the Master Board will be Ernie Bago, Stacey Rehert and Gene McGowan, with vote distribution as in the prior year (Ernie 12, Gene 11, Stacey 11)

Bank signatories are to remain unchanged from prior year.

New business:

Roof Recoating – two vendors have submitted quotes, each has different processes. Slider Engineering has bid to handle whole project including RFP (which we already have done). Don recommended that we seek another engineer. Jerry will see what roofers as well as engineers that other Argus properties have found to be exceptional. When we have more information to review Ernie will discuss the project with the board at a future meeting. Gene is available from the 8<sup>th</sup> to work with us on this.

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Pumps – The Babes repairman yesterday stated that the pumps have been neglected. Cla-Vals need to be replaced, there is rust and mineral deposits in them. They are providing a written report. We are currently using one pump (the other one is completely out of service). After yesterday's conversation Ernie believes Ozzie should not attempt the replacement...but maybe he could rebuild the valve and let Babes install it. Prevention of the valve failure is not simple or cheap; installing a filter is costly. MSI is the company who works on Canariis systems for Babes, so we will get MSI to come out and give us an opinion. Jerry will arrange a visit from MSI ASAP and let Ernie know the date/time. Other board members can observe/assist if available.

A motion to adjourn was made by Ernie Bago and seconded by Bob Wilson. All directors voted aye and the meeting adjourned at 4:03pm.

Respectfully Submitted  
By: Jerry Thomas