

**THE WATERFRONT ON VENICE ISLAND BUILDING C CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS ORGANIZATIONAL MEETING**

**February 17, 2022**

**MEETING MINUTES**

**1. Call Meeting to Order**

Gene McGowan called the meeting to order at 12:53 PM.

**2. Determination of Quorum**

A quorum was established with four board members in attendance: Gene McGowan, Michael Grossman, Adam Holden and Brian Smith. Manager Denise Duffina was present at the meeting representing Argus Property Management. A small handful of owners were also present.

**3. Confirmation of Proper Meeting Notice**

Manager Denise Duffina stated notice of meeting was posted and mailed to the membership as evident by a notarized affidavit and in accordance with Florida State Statutes and association Bylaws.

**4. Approval of Meeting Minutes**

**A. November 29, 2021**

MOTION: A motion was made by Michael Grossman and seconded by Adam Holden to approve the board meeting minutes of November 29, 2021 as presented. All were in favor and the motion passed.

**B. January 12, 2022**

Manager Denise Duffina apologized saying she forgot to bring printed copies for the newly elected board members to review. After a brief discussion, it was decided to table the approval of the January 12, 2022 minutes until the next board meeting.

**5. New Business**

**A. Election of Officers**

A discussion was held and the following nominations were made:

Adam Holden nominated Michael Grossman as secretary. Michael Grossman nominated Gene McGowan as vice-president. Michael Grossman nominated Brian Smith as president. Gene McGowan nominated Don Volk as treasurer and Adam Holden as director. The nominees accepted their nomination.

MOTION: A motion was made by Michael Grossman and seconded by Adam Holden to approve the stated board nominations of officer positions for the 2022 board of directors. All were in favor and the motion passed.

2022 Board of Directors

President – Brian Smith

Vice-president – Gene McGowan

Treasurer – Don Volk

Secretary – Michael Grossman

Director – Adam Holden

**B. Determination of Bank Signers**

Manager Denise Duffina asked the board if they would like to do as Building B does and make a motion that the bank signers will always be the positions of president, vice-president and treasurer. A discussion followed.

MOTION: A motion was made by Brian Smith and seconded by Adam Holden for the bank signers always be the positions of president, vice-president and treasurer. All were in favor and the motion passed.

The 2022 bank signers shall be Brian Smith, Gene McGowan and Don Volk.

**C. Appointment of Representatives to The Master Board**

Gene McGowan stated representatives must be decided to serve on the master board. A discussion followed. Brian Smith, Adam Holden and Stacey Rehert volunteered to serve as Building C representatives on the Waterfront Master board of directors.

**6. Owner Comments**

No owner comments were made.

**7. Unfinished Business**

No unfinished business was brought forth in this meeting.

**8. Adjournment**

MOTION: A motion was made by Brian Smith and seconded by Adam Holden to adjourn the meeting. All were in favor and the motion passed. The meeting adjourned at 1:07 PM.

Respectfully Submitted,

Denise Duffina, CAM  
Argus Property Management