

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

BOARD OF DIRECTORS ORGANIZATIONAL MEETING
February 8, 2023

MEETING MINUTES

1. Call Meeting to Order

Brian Smith called the meeting to order at 12:49 PM.

2. Determination of Quorum

A quorum was established with five board members in attendance: Brian Smith, Gene McGowan, Michael Grossman, Adam Holden and Don Volk. 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

MOTION: A motion was made by Michael Grossman and seconded by Gene McGowan to approve the board meeting minutes of February 1, 2023 as written. All were in favor and the motion passed.

5. New Business

A. Appointments to Board of Directors

MOTION: A motion was made by Gene McGowan and seconded by Michael Grossman to appoint to the Board of Directors Don Volk and Adam Holden. All were in favor and the motion passed.

B. Election of Officers

A discussion was held and the following motions were made:

MOTION: A motion was made by Don Volk and seconded by Adam Holden to nominate Brian Smith as president. All were in favor and the motion passed.

MOTION: A motion was made by Brian Smith and seconded by Don Volk to nominate Gene McGowan as vice-president. All were in favor and the motion passed.

MOTION: A motion was made by Adam Holden and seconded by Brian Smith to nominate Don Volk as treasurer. All were in favor and the motion passed.

MOTION: A motion was made by Adam Holden and seconded by Brian Smith to nominate Michael Grossman as secretary. All were in favor and the motion passed.

2023 Board of Directors

President – Brian Smith

Vice-president – Gene McGowan

Treasurer – Don Volk

Secretary – Michael Grossman

Director – Adam Holden

C. Determination of Bank Signers

Manager Denise Duffina stated last year a motion was made and passed by the Board of Directors that the bank signers will always be the positions of president, vice-president and treasurer.

MOTION: A motion was made by Don Volk and seconded by Brian Smith to continue with the bank signers always being the positions of president, vice-president and treasurer. All were in favor and the motion passed.

C. Appointment of Representatives to The Master Board

MOTION: A motion was made by Adam Holden and seconded by Don Volk to appoint Stacey Rehert, Brian Smith and Don Volk as representatives to the Master Board. All were in favor and the motion passed.

Gene McGowan introduced the idea to have as an additional legal source the law firm Tannenbaum, Lemole & Hill, Attorneys At Law. A discussion followed.

MOTION: A motion was made by Gene McGowan and seconded by Adam Holden for the president to engage to retain the law firm Tannenbaum, Lemole & Hill, Attorneys At Law as an additional legal source for the association of Waterfront Building C. All were in favor and the motion passed.

Adam Holden asked if maybe the law firm shouldn't take a look at the TK Elevator contract and render their opinion for the association to get out of the contract. A discussion followed.

6. Owner Comments

- An owner asked if painting of the unit doors will be included in the painting project. A discussion followed. Brian Smith said he doesn't think that's in the contract, and the Board will have to authorize to the contractor if it is not included as it may cost extra to include.

7. Unfinished Business

No unfinished business was brought forth in this meeting.

8. Adjournment

The meeting adjourned at 1:07 PM.

Respectfully Submitted,

Denise Duffina, CAM
Argus Property Management