

The Waterfront on Venice Island C Building

Annual Meeting Minutes

3-12-2024

Call Meeting to Order by The Board President, Gene McGowan at: 12:52 p.m.

Venue Library: 300 Nokomis Ave S. Venice, FL 34285

Proof of Notice was given in accordance with Florida Statute & of the Association.

Verification of quorum in attendance:

Zoom Account link provided by the property manager.

verification of quorum in attendance:

The following Directors were present.

Eugene McGowan as President -	Present
Adam Holden as Vice President-	Present
Michael Grossman as Secretary -	Present
Don Volk as Treasurer -	Present
Brian Smith as Board Director-	Present

Also, in Attendance:

Andrea Mazar –RealManage Property Manager– Present in person & via zoom

Vikkilynn Ferguson – RealManage Director Property Manager- Present

Approval of Minutes: None Available to approved at this time.

Reports of Officers:

- a. President Report: Given by Eugene McGowan
Reminders: Under discussion: We would like to add benches outside next to elevator to assist residents with packages/bags. The Board is accepting Ideas for packages.
Recap of the year: The paint project was completed. There are no big projects planned for 2024.

- b. Treasurer Report: Given by Donald Volk.
Operating assets \$84,564
Reserve assets \$ 136,433
Zero delinquent accounts
Revenues collected (dues) \$353,513.
Paid to Master \$57,880
Expenses paid \$281,508.
Budget\$ 295,642
Excess \$15,536 or \$13,139 awaiting correction from Real Manage
Positive variance to budget on repairs, telephone, trash, water & sewer, electric

Unfinished Business: None

New Business: None

Appointment of Directors:

Eugene McGowan
Adam Holden
Michael Grossman
Don Volk
Brian Smith

Shareholder Comments:

Thanks to the Board Members.

Car Stickers- is a master task.

Key fobs- Stacy R. assigns

Kitchen stacks- suggestion to clean stacks every 2 years. No Bio one.

Add to 2025 budget.

Motion to Adjourn by: Eugene McGowan

Second: Adam Holden

Discussion: None

Vote: Motion Passed Unanimously

Meeting adjourned at: 1:45 p.m.

Minutes respectfully submitted by: Andrea Mazar, LCAM Property Manager