

# WATERFRONT

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

NOTICE IS HEREBY GIVEN that the monthly Board of Directors meeting for **THE WATERFRONT ON VENICE ISLAND BUILDING C CONDOMINIUM ASSOCIATION, INC.** will be held at the date, time and place posted below:

**DATE:** Monday, March 18, 2024  
**TIME:** 3:00 THE WATERFRONT ON VENICE ISLAND BUILDING C CONDOMINIUM ASSOCIATION, INC.  
**PLACE:** William H Jervey Jr Venice Library  
300 Nokomis Ave S, Venice Fl 34285

## BOARD OF DIRECTORS MEETING AGENDA

### ~10 MINUTE OPEN FORUM FROM SELECTION COMMITTEE~

1. **Call to order.** The Meeting was called to order at 3:03 by board president Gene.
2. **Determination of quorum and Proof of Notice:** Notice was posted according to Florida statute 718 and the association documents. A quorum was established with all board members present.
3. **Unfinished Business:** NONE
4. **New Business**
  - a. A **MOTION** was made by Don and seconded Brian to release **Real Manage** with the effective date of **March 31<sup>st</sup>, 2024**. All in favor. **MOTION PASSES** unanimously.
  - b. A **MOTION** was made by Brian and seconded by Mike to approve **Sunstate Association Management Group's, Inc.** contract as presented or as amended starting on **May 1, 2024**. All in favor. **MOTION PASSES** unanimously.
  - c. A **MOTION** was made by Brian and seconded by Mike to appoint Sunstate Association Management Group, Inc. as Manager and Registered Agent of **THE WATERFRONT ON VENICE ISLAND BUILDING C CONDOMINIUM ASSOCIATION, INC.** starting **May 1, 2024**. All in favor. **MOTION PASSES** unanimously.
  - d. A **MOTION** was made by Brian and seconded by Mike to appoint Sunstate Association Management Group, Inc. as signers on all **THE WATERFRONT ON VENICE ISLAND BUILDING C CONDOMINIUM ASSOCIATION, INC.** bank accounts. All in favor. **MOTION** passes unanimously.
  - e. A **MOTION** was made by Mike and 2<sup>nd</sup> by Don confirming **THE WATERFRONT ON VENICE ISLAND BUILDING C CONDOMINIUM ASSOCIATION, INC.'s, Inc.** Board of Directors are advised and aware of the Florida Statute the Marketable Record Title Act (MRTA) which requires a formal renewal of association corporate documents every 30 years. (MRTA simplifies the transfer of property by extinguishing certain covenants and restrictions after 30 years.) – RARELY EFFECTS CONDOMINIUMS] Please make a motion at all annual meetings as to the date of the Covenants and Restrictions. All in favor. **MOTION PASSES** unanimously.
5. Owners' comments or questions: Questions were taken by the board of directors
6. Next Regular Board meeting – TBD
7. Adjournment With no further business to discuss. A **MOTION** was made by Mike and seconded by Don to adjourn the meeting at 3:30PM