



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: November 12th, 2024
TIME: 11:30AM
PLACE: VIA ZOOM and Frances T. Bourne Jacaranda Library, 4143 Woodmere Park Blvd, Venice, FL 34293

BOARD OF DIRECTORS MEETING MINUTES

Call to order: Gene called the meeting to order at 11:40AM.

Determination of quorum and Proof of Notice: A Quorum was established with all board members present.

Approval of Previous Meeting Minutes: Don made a **MOTION** to approve the March 2024 Meeting Minutes as presented. Gene seconded the motion. All in favor. **MOTION PASSES** unanimously.

Officer's Reports:

President's Report: Gene gave a detailed report of ongoing business of the association to include details on hurricane repairs that have taken place after the 2 storms in September as well as reporting on the transition to the new management company.

Treasurer's Report: Don gave a detailed report on the Associations Financials as attached to this corporate record. Don also reported on items that affected the 2025 Budget.

Management Report: Lauren gave a detailed report on the portal system available on the website. You can access the owner portal at home.sunstatemanagement.com If you need your portal login information please go to the website, click on Portal Sign up and a temporary password will be sent to your email address that you enter for your login. You can also email info@sunstatemanagement.com.

New Business:

Proposed budget for 2025: A MOTION was made by Don and seconded by Gene to approve the 2025 Budget as presented. All in favor. **MOTION PASSES** unanimously.

Hurricane Evacuation Policy: Lauren detailed the recommendation from association attorneys to adopt a Hurricane evacuation policy requiring all Association Members to follow all evacuation orders issued by the governing municipalities in the event of a storm. This is intended to protect the association from liability in the event that a resident stays on property during a storm.

Corporate Transparency Act Policy: Information was presented on a new IRS filing requirement for the Board of Directors for 2025. The Board of directors will investigate the easiest way to comply with this requirement to avoid fines to the association for none compliance.



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Owners' comments or questions: Comments and questions were taken by the Board of Directors on items pertaining to Association Business.

Next Regular Board meeting – TBD

Adjournment: With no further business to discuss a **MOTION** was made by Don and seconded by Mike to adjourn the meeting at 12:34pm. All in favor. **MOTION PASSES** unanimously.