



The Waterfront on Venice Island, Building C, Condominium Association, Inc.

ANNUAL MEETING

March 24th, 2025, at 11:45am via Zoom and Frances T Bourne Jacaranda Library
4143 Woodmere Park Blvd, Venice, FL 34293

CALL TO ORDER: The meeting was called to order by Board President, Gene McGowan at 11:50am.

A **MOTION** was made by Steve Balsam and seconded by Gene McGowan to appoint Lauren Wilson as acting Chairman of the meeting. All in favor. **MOTION PASSES** unanimously.

PROOF OF NOTICE: The notice was mailed to homeowners and emailed to homeowners more than 14 days in advance in accordance with Florida State Statute 7.18 and the association's governing documents.

DETERMINATION OF QUORUM: A quorum was established with 26 of the members present or by proxy.

APPROVAL OF MINUTES:

Alan Grant made a motion to accept the March 12th, 2024, Annual Meeting Minutes as written. The motion was seconded by Stacey Rehart. All in favor. The **MOTION PASSES** unanimously.

DIRECTOR'S REPORTS:

PRESIDENT'S REPORT: Gene gave a detailed report on the 2024 association business and plans for 2025. The report on 2024 included that the complex fared well during the hurricanes.

TREASURER REPORT: Don Volk gave a detailed report on the 2024 year-end financials. Overall, the community is in good financial standing.

SECRETARY REPORT: NONE

NEW BUSINESS:

ANNOUNCEMENT OF 2025 BOARD OF DIRECTORS: Pursuant to Florida law, an election of the directors for the Association was not required since the number of persons wishing to run for the Board was less than the number of vacancies to be filled. It was announced that the Board of Directors for 2025 will be comprised of the following members of the association:

Terry Frazer
Stephen Balsam
Mark Davis
Michael Grossman
Adam Holden



MEMBER VOTING RESULTS:

- **Cross Utilization of Non-SIRS Reserves:** The majority of the Membership present both in person and by proxy voted in favor of the Cross Utilization vote. **Yes = 26, No = 0, MOTION PASSES.**
- **Financial Reporting Waiver:** Provide for Cash and Expenditure Reports as the Associations year-end financial reporting for fiscal year 2025? The majority of the Membership present both in person and by proxy voted in favor of the Financial Reporting Waiver vote. **Yes = 25, No = 1, MOTION PASSES.**
- **Carry Over of Surplus:** The majority of the Membership present both in person and by proxy voted in favor of the carryover vote for the fiscal year 2024. **Yes = 25, No = 1, MOTION PASSES.**

A **MOTION** was made by Alan Grant and seconded by Stacey Rehart to accept the tallied results of the Ballot votes. All in favor. **MOTION PASSES** unanimously.

RESIDENTS' COMMENTS: Owners commented on business of the association.

ADJOURNMENT: With no further Association business to discuss, Alan Grant made a MOTION to close the meeting at 12:55 pm.

Respectfully submitted by
Lauren Wilson, MBA, CAM
For the Board of Directors for Waterfront Building C