



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: June 19th, 2025
TIME: 3:00PM
PLACE: William H. Jervy, Jr. Venice Library, 300 Nokomis Ave South, Venice, FL, 34285 and via Zoom

BOARD OF DIRECTORS MEETING AGENDA

Call to order: Terry called the meeting to order at 3:15PM.

Determination of quorum and Proof of Notice: Notice of meeting was posted and emailed to homeowners in accordance with Florida Statute 718 and the Association's Documents. A Quorum was established with all board members present.

Terry Frazer
Stephen Balsam
Mark Davis (absent)
Michael Grossman
Adam Holden

Lauren Wilson MBA, CAM was also present from the Association Management company.

Approval of Previous Meeting Minutes: Steve made a **MOTION** to approve the April 24th, 2025, Meeting Minutes, and the Special Membership, April 24th, 2025, meeting minutes as presented. Mike seconded the motion. All in favor. **MOTION PASSES** unanimously.

Officer's Reports:

President's Report: Terry gave an extensive report on ongoing association business to include the water pump claval valves and looking for better servicing options for the system. Terry also reported on the insurance renewal and gave a detailed report on items that are currently being considered by the Master association. Chris with Reliance Maintenance gave details regarding the water issue and the process moving forward on how to report issues. Chris clarified maintenance process moving forward. Send maintenance requests to Reliance Maintenance for service.

Treasurer's Report: Steve gave a detailed report on the Associations Financials as attached to this corporate record.

Management Report: Lauren gave a detailed report on the portal system available on the website. 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@sunstatemanagment.com.



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

Lauren reported that the current insurance renewal was pursued by the agent in violation of Statue 718 that requires an appraisal be done and utilized every three years. Sunstate obtained a current appraisal for the Association dated March 31, 2025. It is recommended to the Board of Directors to verify the appraisal and the insurance coverage that was renewed for the Association are inline and the Association is not at risk of being under insured.

Unfinished Business: NONE

New Business:

- a. **Atlas Insurance Presentation:** Dave McMahan gave a presentation on who Atlas Insurance is and what they do. He spoke about the General Liability policy legal changes, educating members on legislative issues. Atlas Insurance has a claim adjuster on staff, also an IT department. They can bring a mobile office after storms to assist residents.

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 Steve and seconded by Adam to adjourn the meeting at 4:12pm. All in favor. **MOTION PASSES** unanimously.