



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

ANNUAL MEETING

January 20th, 2026, at 1:00pm via Zoom and Police Station
1575 E Venice Ave, Venice, FL 34292

CALL TO ORDER: The meeting was called to order by Board President, Terry Frazer at 1:25pm.

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:

Michael Grossmann made a motion to accept the March 24th, 2025, Annual Meeting Minutes as written. The motion was seconded by Adam Holden. All in favor. The **MOTION PASSES** unanimously.

DIRECTOR'S REPORTS:

PRESIDENT'S REPORT: NONE

TREASURER REPORT: Stephan Balsam told homeowners that financial statements are on the website so they wouldn't have to wait for a meeting to see where we stand. The area that Stephan is interested in is the elevators since they are so pricey. Stephan is trying to make sure that there is enough in the reserves if a situation comes up with the elevator. There is a contract with Schindler for the elevator which does cover some of the items that went out and needed replacement. The two main things that are very expensive are the roof and the elevators. The board does due diligence.

SECRETARY REPORT: NONE

NEW BUSINESS:

ANNOUNCEMENT OF 2026 BOARD OF DIRECTORS: Pursuant to Florida law, an election of the directors for the Association was not required since the number of people 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 2026 will be comprised of the following members of the association:

Terry Frazer
Stephen Balsam
Mark Davis
Michael Grossman
Adam Holden



MEMBER VOTING RESULTS:

- **Statutory Financial Reporting:** As to the Association's 2025 financial reporting requirements, I approve the preparation of the statutory compliant preparation of a cash and expenditures report in lieu of the more expensive complied, reviewed or audited financials statement. **Yes = 22, No = 0, 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 2025. **Yes = 22, No = 0, MOTION PASSES.**

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

ADJOURNMENT: With no further Association business to discuss, Terry Frazer made a MOTION to close the meeting at 2:11 pm.

Respectfully submitted by
Gina Fouquet LCAM, CMCA
For the Board of Directors for Waterfront Building C