



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: April 21st, 2026
TIME: 12:45PM
PLACE: William H. Jervey, 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 12:50PM.

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
Michael Grossman
Adam Holden (Absent)

Gina Fouquet LCAM, CMCA was also present from the Association Management company.

Approval of Previous Meeting Minutes: Steve made a **MOTION** to approve January 20th, 2026, meeting minutes as presented. Mike seconded the motion. All in favor. **MOTION PASSES** unanimously.

Officer's Reports:

President's Report: Nothing to report

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

Management Report: Gina announced that her and Kristi will be at the Cabana on Friday at 10:00AM if anyone has questions about the portal and needs help with it.

Unfinished Business: NONE

New Business:

- a. **Roof Discussion:** Mark reported that they had guidance from Joe Bornhorst with the roof since he has a construction background and building B had already had their roof completed. Joe saved building C \$6500. Mark explained that now windows are washed by drones. The board is looking into this and



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

possibly will try it this fall. The roof was inspected this year. A few things needed repaired that cost \$2100 and these items were repaired. Once the insurance company states the roof needs to be replaced, then we will replace it. Could be at the end of 2027.

- b. Elevator Health and Longevity Review:** Mark reported that he spoke with Schindler and was told that the elevator would last about 20 years with the harsh environment we are in for being outside. We have replaced the circuit boards and drive gear. Under the contract, the association did not have to pay for the circuit board and drive gear. If we need to get a new motor whether association pays for it or Schindler pays for it, the new motor can be used in the modernization of the elevator. Schindler is also coming out to do a test on the elevator.

Steve made a motion to spend up to \$4500 to find a company, consultant, or individual that can give us an honest review of the health and longevity of the elevator. Terry seconded the motion. All in favor. **Motion carried unanimously.**

Repairs that have been so far:

- 1. 2023 – Cable**
- 2. 2026 – Near gear drive and circuit boards**
- 3. Several floors also had push buttons replaced**

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 Mark to adjourn the meeting at 2:06pm. All in favor. **MOTION PASSES** unanimously.