

Waterfront on Venice Island Bldg. "B" Condominium Association, Inc
Board of Directors Organizational Meeting Minutes
Friday January 29, 2016

APPROVED MINUTES

CALL TO ORDER: The meeting was called to order by Craig Costanzo at 1:00 p.m., at the Waterfront Pool Cabana, 147 Tampa Ave E., Venice Florida 34285.

DETERMINATION OF QUORUM: Present in person was Craig Costanzo, Joe Croteau, and Lori Kowalski. A quorum was established. Also in attendance was Susan Thimmes from Argus Property Management.

CONFIRMATION OF PROPER MEETING NOTICE: Craig Costanzo confirmed the meeting notice was posted on the Association property forty-eight (48) hours in advance of the meeting, in accordance with the By-Laws of the Association and State Statute 718.

UNFINISHED BUSINESS:

Dryer Vent Cleaning- The dryer vents will be cleaned the first week of March.

Elevator- Routine general maintenance was performed on January 28, 2016. The new rope replacement has been scheduled for June 7 & 8, 2016.

A discussion was had surrounding cleaning of the sanitary stacks and the potential for access to be needed in 5th floor units. No decisions were made and study of options and processes is required. If intrusion is required through a wall in a unit, the specifications of the work will be reviewed with each owner impacted to ensure the scope of work is satisfactory.

NEW BUSINESS:

Board of Directors Positions

- a. A **motion** was made by Joe Croteau and seconded by Lori Kowalski to nominate Craig Costanzo as President of the Board of Directors. ***Each Director present voted in favor, the motion passed unanimously.***
- b. A **motion** was made by Craig Costanzo and seconded by Lori Kowalski to nominate Joe Croteau as Vice President and Treasurer of the Board of Directors. ***Each Director present voted in favor, the motion passed unanimously.***
- c. A **motion** was made by Joe Croteau and seconded by Craig Costanzo to nominate Lori Kowalski as Secretary of the Board of Directors. ***Each Director present voted in favor, the motion passed unanimously.***
- d. A **motion** was made by Joe Croteau and seconded by Craig Costanzo to appoint Craig Schermerhorn as a Director at Large on the Board of Directors. ***Each Director present voted in favor, the motion passed unanimously.***
- e. A **motion** was made by Joe Croteau and seconded by Craig Costanzo to appoint Steve Matarelli as a Director at Large on the Board of Directors. ***Each Director present voted in favor, the motion passed unanimously.***

Bank Signature Cards

- a. A **motion** was made by Joe Croteau and seconded by Lori Kowalski to have the following as signers on the bank accounts: Deb Gifford, Walt Hammerling, Craig Costanzo, Joe Croteau, and Lori Kowalski. ***Each Director present voted in favor, the motion passed unanimously.***

OWNERS COMMENTS: Owners commented throughout the meeting

DATE OF NEXT MEETING: To be determined

ADJOURNMENT: A **motion** was made by Joe Croteau and seconded by Lori Kowalski to adjourn the meeting at 1:55 p.m. ***Each Director present voted in favor, the motion passed unanimously.***

Respectfully submitted,
Susan Thimmes, LCAM

Managing Agent for Waterfront on Venice Island Bldg "B" Condominium Association, Inc
Argus Property Management, Inc.

Approved on: 2/25/16 Initialed: ST