



**The Waterfront on Venice Island “Bldg. B” Condominium Association, Inc.
Board of Directors Meeting Minutes
July 18, 2016**

(Corrected) UNAPPROVED MINUTES

CALL TO ORDER:

Community Association Manager Susan Thimmes called the meeting to order at 9:04 a.m., at Stonegate Bank Conference Room, 500 US-41, Venice Florida 34285.

DETERMINATION OF QUORUM:

Present in person was Secretary Lori Kowalski. Present by conference phone were President Craig Costanzo, Vice President and Treasurer Joe Croteau, and Director Craig Schermerhorn. Director Steve Matarelli was absent. A quorum was established. Also in attendance was Susan Thimmes from Argus Property Management, and Kevin Wells, and Michael Cochran, PA’s.

CONFIRMATION OF PROPER MEETING NOTICE:

Community Association Manager Susan Thimmes confirmed the proof of meeting notice and agenda was noticed forty-eight (48) hours in advance of the meeting per the Associations By Laws (section 3.6).

GUEST SPEAKERS:

Due to the resignation of the association’s former legal counsel, the Board asked a respected firm in the local Associations market to propose the services. Kevin Wells made a presentation on the Law Firm of Wells & Olah, PA. There was a discussion and comments from the Board. Material from Mr. Wells was distributed to the Board for review prior to the meeting.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

1. A **motion** was made by Joe Croteau and seconded by Craig Schermerhorn to retain the Law Firm of Wells/Olah for the Waterfront “Bldg. B” Condominium Association and to authorize Lori Kowalski to sign the retainer contract. The roll call vote was as follows: Craig Costanzo (**Yes**); Joe Croteau (**Yes**); Lori Kowalski (**Yes**); and Craig Schermerhorn (**Yes**). Steve Matarelli was absent. ***Four (4) Yes, Zero (0) against, the motion carried.***

OWNERS COMMENTS:

No owners from “Bldg. B” were present

ADJOURNMENT:

A **motion** was made by Joe Croteau and seconded by Lori Kowalski to adjourn the meeting at 9:38 a.m. ***Each Director present voted in favor, the motion passed unanimously.***

Respectively Submitted,
Susan Thimmes, LCAM

Community Association Manager

Date Approved: _____

Initialed: __