

# WATERFRONT

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

**NOTICE IS HEREBY GIVEN** that the monthly Board of Directors meeting for **THE WATERFRONT ON VENICE ISLAND BUILDING B CONDOMINIUM ASSOCIATION, INC.** will be held at the date, time and place posted below:

**DATE:** November 12th, 2024  
**TIME:** 12:30 THE WATERFRONT ON VENICE ISLAND BUILDING B CONDOMINIUM ASSOCIATION, INC.  
**PLACE:** VIA ZOOM and Frances T. Bourne Jacaranda Library, 4143 Woodmere Park Blvd, Venice, FL 34293

## BOARD OF DIRECTORS MEETING AGENDA

**Call to order:** Joe called the meeting to order at 12:38PM.

**Determination of quorum and Proof of Notice:** A Quorum was established with all board members present.

**Approval of Previous Meeting Minutes:** Mark made a **MOTION** to approve the March 2024 Meeting Minutes as presented. Scott seconded the motion. All in favor. **MOTION PASSES** unanimously.

### Officer's Reports:

**President's Report:** Joe gave a detailed report of ongoing business of the association to include details on the painting project that has been completed, details on a Vendor select program that is being investigated to make access for vendors that need to preform routine maintenance to gain access to areas that they need to work on. Joe also reported that Roof replacement is being investigated for 2026.

**Treasurer's Report:** Scott gave a detailed report on the Associations Financials as attached to this corporate record. Scott also reported on items that affected the 2025 Budget.

**Management Report:** Lauren gave a detailed report on the portal system available on the website. You can access the owner portal at [home.sunstatemanagement.com](http://home.sunstatemanagement.com) 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](mailto:info@sunstatemanagment.com).

### New Business:

**Proposed budget for 2025:** A **MOTION** was made by Joe and seconded by Mark to approve the 2025 Budget as presented. All in favor. **MOTION PASSES** unanimously.

**Hurricane Evacuation Policy:** A **MOTION** was made by Scott and seconded by Joe to approve a board policy requiring all members of the association to adhere to all evacuation orders issued by the state governing municipalities. All in favor. **MOTION PASSES** unanimously.

# WATERFRONT

## THE WATERFRONT ON VENICE ISLAND BUILDING B CONDOMINIUM ASSOCIATION, INC.

**Corporate Transparency Act Policy:** Information was presented on a new IRS filing requirement for the Board of Directors for 2025. The Board of directors will investigate the easiest way to comply with this requirement to avoid fines to the association for none compliance.

**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 Joe to adjourn the meeting at 1:40pm.