



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

ANNUAL MEETING

March 24th, 2025, at 10:15 am via Zoom and Frances T Bourne Jacaranda Library
4143 Woodmere Park Blvd, Venice, FL 34293

CALL TO ORDER: The meeting was called to order by Board President, Joe Bornhorst at 10:20 am.

A **MOTION** was made by Joe Bornhorst and seconded by Mark Cashdollar to appoint Lauren Wilson as acting Chairman of the meeting. All in favor. **MOTION PASSES** unanimously.

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 23 of the members present or by proxy.

APPROVAL OF MINUTES:

Mark Cashdollar made a motion to accept the February 15th, 2024, Annual Meeting Minutes as written. Dave Venuti seconded the motion. The **MOTION** passed unanimously.

DIRECTOR'S REPORTS:

PRESIDENT'S REPORT:

Joe gave a detailed report on the 2024 association business and plans for 2025. The report on 2024 included that the complex fared well during the hurricanes. Discussion was had on the lighting that needs to be replaced because the current lights can no longer be sourced, and many of them will need replaced.

TREASURER REPORT: Scott Kula gave a detailed report on the 2024-year end financials. Overall, the community is in good financial standing.

SECRETARY REPORT: NONE

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

MEMBER VOTING RESULTS:

- **Cross Utilization of Non-SIRS Reserves:** The majority of the Membership present both in person and by proxy voted in favor of the Cross Utilization vote. **Yes = 22, No = 0, MOTION PASSES.**



- **Financial Reporting Waiver:** Provide for Cash and Expenditure Reports as the Associations year-end financial reporting for fiscal year 2025?
The majority of the Membership present both in person and by proxy voted in favor of the Financial Reporting Waiver vote. **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 2024. **Yes = 22, No = 0, MOTION PASSES.**

RESIDENTS' COMMENTS: Owners commented were made regarding association-related items.

ADJOURNMENT: With no further Association business to discuss, Larry Jenkins made a **MOTION** to end the meeting at 11:30 am.

Respectfully submitted by
Lauren Wilson, MBA, CAM
For the Board of Directors for Waterfront Building B