



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: April 24th, 2025
TIME: 3:45PM THE WATERFRONT ON VENICE ISLAND BUILDING B CONDOMINIUM ASSOCIATION, INC.
PLACE: VIA ZOOM and WILLIAM H. JERVEY, JR. VENICE LIBRARY, 300 NOKOMIS AVE. S., VENICE, FL 34285

BOARD OF DIRECTORS MEETING MINUTES

Call to order: Joe Bornhorst called the meeting to order at 3:45PM.

A **MOTION** was made by Joe and seconded by Scott to appoint Lauren Wilson MBA, CAM, association Manager as acting Chairman of the meeting. All in favor. **MOTION PASSES** unanimously.

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

Joe Bornhorst
Sandra Fraley
Scott Kula

Proof of Meeting Notice: Notice was posted and noticed to the membership in accordance with Florida Statute 718 and the Association Governing Documents.

New Business:

- A. CONSIDER, DISCUSS, AND VOTE, ON LEVYING A SPECIAL ASSESSMENT FOR THE FOLLOWING PURPOSES:**
1. Legal and engineering expenses to prepare a hurricane shutter policy. Chapter 718, Florida Statutes, requires the Association to have a hurricane shutter policy which can include rules for color, style, installation method, maintenance, owner responsibilities, etc.
 2. A hurricane shutter engineering study to evaluate the building's structural requirements for safe installation of hurricane shutters or screens. This is necessary to understand how and where shutters or screens can be installed without negatively impacting the building's structural integrity in the near or long term.
 3. Elevator repairs needed to replace rusting components that are part of the elevator mechanism serviced by KONE, our elevator service provider. Based on their routine preventive maintenance procedures and inspections, KONE has concluded that the damaged components were caused by water intrusion during last year's hurricanes.
 4. Elevator pit cleanup and waterproofing, elevator shaft metal component de-rusting and rust preventor application, and cab roof de-rusting and rust preventor application. These components are not serviced by KONE. While the rust has likely happened over the past



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20 years, it is believed to have been exacerbated by water intrusion during last year’s hurricanes, particularly with regards to the cab roof which had visible puddled water after Milton.

- 5. Installation of a battery backup sump pump in the elevator pit as well as a surge protector for the elevator power panel.

IF APPROVED, A SPECIAL ASSESSMENT IN THE ESTIMATED TOTAL AMOUNT OF \$86,450 SHALL BE LEVIED AGAINST THE UNIT OWNERS AS PROVIDED IN ARTICLE 5.3 OF THE DECLARATION OF CONDOMINIUM. IF APPROVED, THE DUE DATE FOR THE PAYMENT OF THE SPECIAL ASSESSMENT SHALL BE JUNE 1ST, 2025.

Type of Unit	No. of Units	% per Unit	Estimated Cost per Unit	Total Per Unit Type
Grand Cayman	4	3.6	\$3,069	\$ 12,276.00
Antigua	12	3.4	\$2,968	\$ 35,616.00
Montego	16	2.8	\$2,410	\$ 38,560.00
Total				\$ 86,450

A **MOTION** was made by Scott and seconded by Sandy to approve the proposed Special Assessment as presented. All in favor. **MOTION PASSES** unanimously.

- B. Selection of Contractor for Proposed Special Assessment Projects: Scott presented the 3 proposals that were submitted for the waterproofing project. A **MOTION** was made by Joe and seconded by Scott to approve the proposal submitted as presented from TG Oil for \$21,977. All in favor. **MOTION PASSES** unanimously.

- C. **Reliance Maintenance Contract:** A **MOTION** was made by Sandy and seconded by Scott to approve the Maintenance Contract as presented from Reliance as presented contingent upon the Master association and Building C adopting the proposed group contract. All in favor. **MOTION PASSES** unanimously.

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 and seconded by Scott to adjourn the meeting at 4:29pm. All in favor. **MOTION PASSES** unanimously.

Lauren Wilson, MBA, CAM
 For the Board of Directors at
 The Waterfront on Venice Island, Building B, Condominium Association, Inc.