



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

## ANNUAL MEETING

February 17th, 2026, at 10:30 am via Zoom and William H. Jervey, Jr. Venice Library, 300 Nokomis Ave S, Venice, FL 34285

**CALL TO ORDER:** The meeting was called to order by Board President, Joe Bornhorst at 10:32 am.

**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 718 and the association's governing documents.

**DETERMINATION OF QUORUM:** A quorum was established with 25 of the members present or by proxy.

**APPROVAL OF MINUTES:**

Larry Jordan made a motion to accept the March 24th, 2025, Annual Meeting Minutes as written. Steve TePastte seconded the motion. The **MOTION** passed unanimously.

**DIRECTOR'S REPORTS:**

**PRESIDENT'S REPORT:**

Joe gave a detailed report on the 2025 association business and plans for 2026. The report on 2025 consisted of a list of accomplishments, such as numerous repairs and replacements, elevator maintenance, Osha compliance, and roof replacement. Future projects focus will be on proactive maintenance, timely repairs, and responsible reserve planning. Joe discussed the theme for the upcoming year, **Board Membership Made Easy.**

**TREASURER REPORT:** Scott Kula gave a detailed report on the 2025-year end financials. Overall, the community is in good financial standing.

**SECRETARY REPORT:** NONE

**UNFINISHED BUSINESS:** NONE

**NEW BUSINESS:**

**APPOINTMENT OF DIRECTORS:** There wasn't any intent to runs sent in. Scott Kula and Sandra Fraley are returning board members. Scott appointed Joe Bornhorst to be on board another year, seconded by Sandra. **Motion Passed.**

Joe made a motion to appoint Garrett Curtis to the board, seconded by Scott. **Motion Passed**

Joe made a motion to appoint Randy Etkorn to the board, seconded by Garrett. **Motion Passed.**



Joe made a motion to appoint Michelle McDonald to the board, seconded by Garrett. **Motion Passed.**

**ANNOUNCEMENT OF 2026 BOARD OF DIRECTORS:**

Joe Bornhorst  
Scott Kula  
Sandra Fraley  
Garrett Curtis  
Randy Etzkorn  
Michelle McDonald

**MEMBER VOTING RESULTS:**

- **Financial Reporting Waiver:** Provide for Cash and Expenditure Reports as the Associations year-end financial reporting for fiscal year 2026?  
The majority of the Membership present both in person and by proxy voted in favor of the Financial Reporting Waiver vote. **Yes = 25, 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 2025. **Yes = 25, No = 0, MOTION PASSES.**

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

**ADJOURNMENT:** With no further Association business to discuss, Scott made a **MOTION** to end the meeting at 12:0 pm.

Respectfully submitted by  
Gina Fouquet, LCAM, CMCA  
For the Board of Directors for Waterfront Building B