

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

**DATE:** February 17th, 2026  
**TIME:** Organizational Meeting  
Immediately Following the Annual Meeting  
**PLACE:** William H Jervey, Jr. Venice Library  
300 Nokomis Ave S. Venice, FL 34285

**Call to Order:** The meeting was called to order by Joe Bornhorst at 12:01pm.

**Determination of a Quorum:** A quorum of the Board of Directors was established with the following Board members present.

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

Present from management was Gina Fouquet LCAM, CMCA.

**Proof of Notice:** Proper notice was given in accordance with Florida Statute 718 and the association documents. The purpose of this meeting was for the election of officers.

## **Election of Officers:**

**President:** Joe Bornhorst

A **MOTION** was made by Scott and seconded by Sandy to nominate Joe Bornhorst as President of the Association. Joe accepted the nomination. All in favor. **MOTION PASSES** unanimously.

**Secretary:** Sandra Fraley

A **MOTION** was made by Scott and seconded by Joe to nominate Sandra Fraley as Secretary of the Association. Sandra accepted the nomination. All in favor. **MOTION PASSES** unanimously.

**Treasurer:** Scott Kula

A **MOTION** was made by Joe and seconded by Sandy to nominate Scott Kula as Treasurer of the Association. Scott accepted the nomination. All in favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Joe and seconded by Scott to nominate Garrett Curtis, Randy Etzkorn, and Michelle McDonald as directors. **MOTION PASSES** unanimously.

**Appointment of Master Board of Directors representatives:** A **MOTION** was made by Scott and seconded by Randy to appoint the following representatives to the Master Board of Directors. All in favor. **MOTION PASSES** unanimously.

Sandra Fraley

Scott Kula

Joe Bornhorst

**Adjournment:** With no further business to discuss, a **MOTION** was made by Scott and seconded by Joe to adjourn the meeting. All in favor. **MOTION PASSES** unanimously. The meeting was adjourned at 12:05am.

Respectfully submitted by:

Gina Fouquet LCAM, CMCA

For the Board of Directors at

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