

Waterfront of Venice Master Association, Inc.

ANNUAL MEETING FEBRUARY 24, 2010

Meeting Opened: 2:03 PM

.Present: Kim Calla, Michael Kaplan and Vinny Campbell, Argus Management, and Sharon VanderWulp, Legal Advisor.

Quorum Established.

President Kim Calla opened the meeting and reported on several things that were done during the year since the Association was turned over to the Waterfront representatives. Turnover was July 30, 2009.

John Leggett was hired as the maintenance man for the Master Association.

The landscape contract with Hazeltine was reduced with a savings of about \$500.00 per month.

The maintenance man John Leggett was sent to pool operators school and he now maintains the pool working under the umbrella of Aqua Doc Pool Clinic saving about \$400.00 per month.

All gates were adjusted so they all work properly.

Reserve money was received several months after turnover from Mike Miller. This amounted to \$12,000.00 for the year 2008.

Sharon VanderWulp the attorney for the Master Association re-capped the issues attached to the common element property and the mortgage with Florida Community Bank on the common ground in the area of 3 million.

Clean deeds for the Master Association common grounds are being worked on by the attorney.

SVN partnership limited is the entity that Mike Miller used as his designation for the corporation concerning the common area.

Master Association financial shortfall condition was discussed and problem with developers units not paying maintenance fees.

MOTION was made by K. Calla and seconded by M. Kaplan to approve waiving the Master Association reserve assessment for 2010 and placing the allotted funds into the operating account as a bad debt line item.

MOTION PASSED UNANIMOUSLY

Meeting adjourned 4:03 PM

Respectfully submitted,

Vinny Campbell, CAM
Argus Management of Venice

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made
BVG*

**SECOND NOTICE OF THE
ANNUAL MEETING
OF
WATERFRONT OF VENICE MASTER ASSOCIATION**

**WEDNESDAY FEBRUARY 24, 2010
AT THE
VENICE PUBLIC LIBRARY
300 NOKOMIS AVE
VENICE, FL 34285**

2:00 PM

AGENDA

- 1. Call Meeting to Order and Establish Quorum**
- 2. Reports of Things Done During The Year
And Future Work**
- 3. Update On Financial And Legal Issues**
- 4. Legal Issues Affecting The Entire Community With
Building C**
- 5. Any Business To Come From Floor**
- 6. Adjournment**

WATERFRONT OF VENICE MASTER CONDOMINIUM ASSOCIATION
SECOND NOTICE OF THE ANNUAL MEETING

The Annual Meeting of Waterfront of Venice Master Association, Inc. will be held Wednesday, February 24, 2010, at 2:00PM at Venice Public Library, 300 S. Nokomis Ave., Venice, FL. 34285.

In the First Notice of Meeting, it was stated that the major item of business would be Building A, B, and C providing a Director as representative to act on the Master Board of Directors. Building A has Kim Calla as Building A representative and Building B has Michael Kaplan as its representative. Building C has not elected a Board of Directors yet.

However, in order to conduct business of the Association, a majority of all Association members ("a Quorum") must be present, in person or by proxy. It is very important that you either attend the meeting or provide a proxy. Your proxy can be mailed to the Management Office or hand delivered to the Secretary of the Association. It is imperative that your proxy be received by the Association no later than 2:00 PM on February 24, 2010 or hand delivered by your proxy holder.

In this package you will find an envelope marked RETURN ENVELOPE, Unit number, and Signature, at the left. Please, fill out your PROXY and insert it into the envelope and fill in the information at the left. Registration will begin at 1:45 PM and close at 2:00PM. Once registration is closed it cannot be re-opened for late arrivals.

Also in this package is the 2010 Operating Budget for your information and the 2010 Reserve Schedule.

THE MAIN AGENDA OF THE ANNUAL MEETING

1. Establish Quorum
2. Open Meeting
3. Reports of things done during the year and future work
4. Update on financial and legal issues
5. Legal issues affecting the entire community with Building C
6. Any business to come from the members
7. Adjournment

Sincerely,

Vinny Campbell, CAM
Argus Management of Venice

WATERFRONT MASTER CONDOMINIUM ASSOCIATION, INC.

Managed by: Argus Management of Venice, Inc.
181 Center Road, Venice, FL 34285
Office: (941) 408-7413 Fax: (941) 408-7419
Email: Vinny@argusmgmt.com (Manager)

FIRST NOTICE OF DATE OF ELECTION ANNUAL MEMBERSHIP MEETING

December 18, 2009

To all Members:

The election of the Board of Directors of Waterfront Master Association will be at the Annual Meeting, on:

Wednesday, February 24, 2010
2:00 PM
Venice Public Library
300 S. Nokomis Ave.
Venice, FL. 34285

1. Voting: The election will be conducted by written ballot, said ballot to be provided in the second notice.

Any unit owner desiring to be a candidate for the Board of Directors shall provide a written notice to the Association on or before January 15, 2010. The notice can be delivered by any of the following:

- a. Personal Delivery
- b. Certified mail, return receipt requested
- c. Regular US Mail
- d. Facsimile
- e. Telegram

*To: Waterfront Master Condominium Association, Inc.
Attn: Secretary
c/o Argus Management of Venice, Inc.
181 Center Road
Venice, FL 34285*

Any candidate may submit, with the written notice, an optional information sheet. The information sheet shall be on one side of an 8 1/2 inch by 11 inch piece of paper and shall describe any background information, i.e., education, qualifications, and any other factors deemed relevant by the candidate. A copy of the information sheet will be provided to all eligible voters as part of the Second Notice of Election.

Enclosures:

1st Notice of Election; Notice of Intent
Candidate Certification

**WATERFRONT MASTER ASSOCIATION
NOTICE OF INTENT TO BE A CANDIDATE FOR
THE BOARD OF DIRECTORS**

I, Michael Kaplan hereby place my name in nomination as candidate for the Board of Directors.

If you wish to have your name included on the Ballot, this form must be completed and received by the Association in accordance with the instructions contained in the enclosed letter on or before January 15, 2010 along with your information sheet, if you choose to provide one, you are responsible for the accuracy of any information contained therein.

I understand that I am responsible for the accuracy of the information contained in the information sheet.

Date: 1/9/10

Unit # BLOEB 908

Name: Michael Kaplan
Signature

Name: Michael Kaplan
Please print your name

I am enclosing an information sheet

I am not enclosing an information sheet

Note: Under the amended provisions of the Condominium Act, a person who has been convicted of a felony by any court in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence is not eligible for Board membership.

**WATERFRONT MASTER
CONDOMINIUM ASSOCIATION, INC.**

CANDIDATE CERTIFICATION

I, Michael Kaplan, certify that I have read and understand to
(print name of candidate)

The best of my ability, the governing documents of:

WATERFRONT MASTER CONDOMINIUM ASSOCIATION, INC.

And the Florida Condominium laws and administrative code.

Signed: M Kaplan
Signature of candidate

Date: 1/9/10

*The new 2008 Legislative Session requires Condominium Associations to send this certification form attesting that he or she has read and understand, to the best of his or her ability, the governing documents of the association and the provisions of the Condominium Act and any applicable rules. The new statutory language literally only requires the Association to send the Division's certifications for to the unit owners, but does not require the candidates to send them back to the Association in order to qualify to run for the Board. The Board of Directors would prefer if you wish to be a candidate, please return this form along with your "Intent to be a Candidate"

MICHAEL KAPLAN
157 Tampa Avenue East, Unit 908
Venice, FL 34285
941.488.7030

Mike Kaplan has been Managing Director, Kaplan & Company since 1994. Mike has been active internationally in management development for over thirty years. He specializes in strategic planning, problem solving and team building for organizations in corporate, governmental and educational settings.

Prior to launching his own business, Mike held faculty and administrative positions at the University of Virginia in the Graduate School of Education and at the Darden Graduate Business School. Mike was a C.S Mott Fellow at Michigan State University where he received a Ph.D. He resides full-time in Venice, Florida with his wife Julie.

**WATERFRONT MASTER ASSOCIATION
NOTICE OF INTENT TO BE A CANDIDATE FOR
THE BOARD OF DIRECTORS**

I, LEONARD SBABO hereby place my name in nomination as candidate for the Board of Directors.

If you wish to have your name included on the Ballot, this form must be completed and received by the Association in accordance with the instructions contained in the enclosed letter on or before January 15, 2010 along with your information sheet, if you choose to provide one, you are responsible for the accuracy of any information contained therein.

I understand that I am responsible for the accuracy of the information contained in the information sheet.

Date: Jan 5, 2010 Unit # 615

Name: Leonard A. Sbabo
Signature

Name: LEONARD SBABO
Please print your name

I am enclosing an information sheet

I am not enclosing an information sheet

Note: Under the amended provisions of the Condominium Act, a person who has been convicted of a felony by any court in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence is not eligible for Board membership.

Information Sheet

Leonard Sbabo
167 Tampa Ave East, Apt 615, Venice, Fl

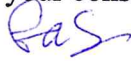
Education: BS and MS degrees from Southern Connecticut University

Experience: Teacher of Science and Biology in Public schools
Junior and senior high school administrator
Owner of three Rental apartment buildings

Other Info...I was one of the first occupants of the Waterfront on Venice Island. I originally owned unit 403 in building A. Carol (my wife) and I consider this our home and we live here from October until the first week in May. I know the mechanics of the building quite well and feel I can make a contribution to its successful operation.

Thanks for your consideration.

Len Sbabo



**WATERFRONT MASTER
CONDOMINIUM ASSOCIATION, INC.**

CANDIDATE CERTIFICATION

I, LEONARD Skabo, certify that I have read and understand to
(print name of candidate)

The best of my ability, the governing documents of:

WATERFRONT MASTER CONDOMINIUM ASSOCIATION, INC.

And the Florida Condominium laws and administrative code.

Signed: Leonard A. Skabo
Signature of candidate

Date: January 5, 2010

*The new 2008 Legislative Session requires Condominium Associations to send this certification form attesting that he or she has read and understand, to the best of his or her ability, the governing documents of the association and the provisions of the Condominium Act and any applicable rules. The new statutory language literally only requires the Association to send the Division's certifications for to the unit owners, but does not require the candidates to send them back to the Association in order to qualify to run for the Board. The Board of Directors would prefer if you wish to be a candidate, please return this form along with your "Intent to be a Candidate"

**WATERFRONT MASTER ASSOCIATION
NOTICE OF INTENT TO BE A CANDIDATE FOR
THE BOARD OF DIRECTORS**

I, Kim M Calla hereby place my name in nomination as candidate for the Board of Directors.

If you wish to have your name included on the Ballot, this form must be completed and received by the Association in accordance with the instructions contained in the enclosed letter on or before January 15, 2010 along with your information sheet, if you choose to provide one, you are responsible for the accuracy of any information contained therein.

I understand that I am responsible for the accuracy of the information contained in the information sheet.

Date: 12.27.2009 Unit # 904

Name: Kim M Calla
Signature

Name: Kim M Calla
Please print your name

I am enclosing an information sheet

I am not enclosing an information sheet

Note: Under the amended provisions of the Condominium Act, a person who has been convicted of a felony by any court in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence is not eligible for Board membership.