

Waterfront of Venice Master Association, Inc.

BOARD OF DIRECTORS MEETING  
FEBRUARY 7, 2013

Meeting Opened: 10:00am

Present: Michael Kaplan, Barry Alberter, Mike Hartley, Sharon Vander Wulp and Vinny Campbell, Argus Management.

NOMINEES: Barry Alberter, President  
Mike Hartley, Vice President/Secretary  
Mike Kaplan, Treasurer

Slate be accepted.

MOTION was made by Mike Kaplan and seconded by Barry Alberter to approve 2013 prepared budget as presented.

MOTION PASSED UNANIMOUSLY

Discussion on loan and plans was reviewed by Barry Alberter.

Discussion on loan – special assessment – and amended bid.

MOTION was made by Mike Hartley and seconded by Barry Alberter to authorize President and Secretary to institute the line of credit with Florida Shores Bank.

MOTION PASSED UNANIMOUSLY

Clubhouse Prospectus and Survey:

Mike Hartley recapped some minor changes proposed to the Master Board.

Sharon Vander Wulp spoke about documents going out by e-mail.

MOTION was made by Barry Alberter and seconded by Mike Kaplan to approve changes to menu as amended from the original menu.

MOTION PASSED UNANIMOUSLY

Discussion took place on the proposed prospectus.

MOTION was made by Mike Hartley and seconded by Mike Kaplan to approve proposed prospectus as amended subject to fact about taxes.

MOTION PASSED UNANIMOUSLY

Mike Hartley reviewed the computer program on construction and financing to do the project.

MOTION was made by Barry Alberter and seconded by Mike Kaplan to authorize Mike Hartley to prepare a charter for the project.

MOTION PASSED UNANIMOUSLY

New Business:

Establish a work plan to review and update the documents. Policies for Master Association should be addressed.

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Meeting adjourned: 12:12pm

Respectfully submitted,

Vinny Campbell, CAM  
Argus Management of Venice