

**Waterfront Master Association, Inc.
Board of Directors Emergency Meeting
December 31, 2015 at 2:30 pm**

APPROVED MINUTES

CALL TO ORDER:

The meeting was called to order by President Mike Hartley at 2:30 p.m., at 100 West Venice Avenue, STE A, Venice Florida 34285.

DETERMINATION OF QUORUM:

Present in person was President Mike Hartley, Vice President Craig Costanzo, Treasurer Allan Grant, Secretary Ernie Bago, Directors Barry Alberter, Dave Davis, Dave Grote, and Lori Kowalski. By conference phone was Director Diane Conti. A quorum was established. Also in attendance was Susan Thimmes from Argus Property Management.

CONFIRMATION OF PROPER MEETING NOTICE:

President Mike Hartley confirmed the proof of meeting notice was per By Laws (Section 3.6) was noticed forty-eight (48) hours in advance of the meeting.

ACTIONS OF THE BOARD:

1. A **motion** was made by Allan Grant and seconded by Lori Kowalski to ratify the executive action taken on December 29, 2015, resulting in the immediate removal of Argus Property Management Janitorial and Maintenance Employee and the subsequent interim replacement of that Employee's duties with a temporary service until such time that a perminate replacement can be found. There was a discussion. The roll call vote was as follows: Barry Alberter (**For**); Ernie Bago (**For**); Diane Conti (**For**); Craig Costanzo (**For**); Dave Davis (**For**); Allan Grant (**For**); Dave Grote (**For**); Mike Hartley (**For**); Lori Kowalski (**For**). ***Nine (9) for, Zero (0) against, the motion carried.***
2. A **motion** was made by Dave Grote and seconded by Diane Conti to approve a payment to Argus Property Management to support their severance payment to their employee who formerly served as our Janitorial/Maintenance worker. There was a discussion. The roll call vote was as follows: Barry Alberter (**For**); Ernie Bago (**Against**); Diane Conti (**Against**); Craig Costanzo (**For**); Dave Davis (**For**); Allan Grant (**For**); Dave Grote (**For**); Mike Hartley (**For**); Lori Kowalski (**For**). ***Seven (7) For, Two (2) against, the motion carried.***

EXECUTIVE ACTION OF THE PRESIDENT:

1. The Board ***unanimously agreed*** to have Mike Hartley write the letter to the owners after clearing the wording with the Association Attorney.
2. The Board ***unanimously agreed*** to appoint a Committee comprising one member from each of the three building associations recommend by their respective Board Presidents to work with Argus Property Management to identify and interview prospective candidates for the Janitorial/Maintenance position and then recommend to the Waterfront Master Association Board of Directors a candidate or candidates for the position.

ADJOURNMENT:

A **motion** was made by a Lori Kowalski and seconded by Dave Grote to adjourn the meeting at 3:06 p.m. ***Each Director present voted in favor, the motion passed unanimously.***

Respectively Submitted,

Susan Thimmes, LCAM
Community Association Manager
Argus Property Management, Inc.

Date Approved: 2/12/16

Initialed: ST