

WATERFRONT

THE WATERFRONT ON VENICE ISLAND BUILDING Master CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that the monthly Board of Directors meeting for THE WATERFRONT ON VENICE ISLAND BUILDING Master CONDOMINIUM ASSOCIATION, INC. will be held at the date, time and place posted below:

DATE: Monday, March 18, 2024
TIME: 2:00pm THE WATERFRONT ON VENICE ISLAND BUILDING
CONDOMINIUM MASTER ASSOCIATION, INC.

PLACE: William H Jervey Jr Venice Library
300 Nokomis Ave S, Venice Fl 34285

BOARD OF DIRECTORS MEETING AGENDA

~10 MINUTE OPEN FORUM FROM SELECTION COMMITTEE~

1. **Call to order.** Mark Cashdollar Called the meeting to order at 2:00pm.
2. **Determination of quorum and Proof of Notice:** Proof of notice was posted according to the association documents and Florida Statue 718. A Quorum of the board was established with all board members present.
3. **Unfinished Business:** NONE
4. **New Business**
 - a. A **MOTION** was made by Mark and seconded Don to release **Real Manage** with the effective date of **March 31st, 2024**. All in favor. **MOTION PASSES** unanimously.
 - b. A **MOTION** was made by Mark and seconded by Phil to approve **Sunstate Association Management Group's, Inc.** contract as presented or as amended starting on **May 1, 2024**. **The MOTION was seconded by Gary**. All in favor. **MOTION PASSES** unanimously.
 - c. **MOTION** was made by Mark and seconded by Don to appoint Sunstate Association Management Group, Inc. as Manager and registered Agent of **THE WATERFRONT ON VENICE ISLAND MASTER CONDOMINIUM ASSOCIATION, INC.** starting **May 1, 2024**. All in favor. **MOTION PASSES** unanimously.
 - d. A **MOTION** was made by Mark and seconded by Phil to appoint Sunstate Association Management Group, Inc. as signers on all **THE WATERFRONT ON VENICE ISLAND MASTER CONDOMINIUM ASSOCIATION, INC.** bank accounts. All in favor. **MOTION** passes unanimously.
 - e. A **MOTION** was made by Mark and 2nd by Gene confirming **THE WATERFRONT ON VENICE ISLAND BUILDING MASTER CONDOMINIUM ASSOCIATION, INC.'s, Inc.** Board of Directors are advised and aware of the Florida Statute the Marketable Record Title Act (MRTA) which requires a formal renewal of association corporate documents every 30 years. (MRTA simplifies the transfer of property by extinguishing certain covenants and restrictions after 30 years.) – RARELY EFFECTS CONDOMINIUMS] Please make a motion at all annual meetings as to the date of the Covenants and Restrictions.
 - f. A **MOTION** was made by Mark and seconded by Phil to establish a committee that will investigate usage of the green space and survey the residents on desired usage of the green space. All expenditure for the committee must be approved by the Board of Directors prior to any funds being spent. All in favor. **MOTION PASSES** unanimously.
5. Owners' comments or questions: Questions were taken by the Board of Directors.
6. Next Regular Board meeting – TBD
7. Adjournment With no further business to discuss Mark made a MOTION to adjourn the meeting at 2:35PM.