

# 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:** December 3rd, 2024  
**TIME:** 10:15AM THE WATERFRONT ON VENICE ISLAND BUILDING  
CONDOMINIUM MASTER ASSOCIATION, INC.  
**PLACE:** Frances T. Bourne Jacaranda Library, 4143 Woodmere Park Blvd, Venice,  
FL 34293 and VIA ZOOM

### BOARD OF DIRECTORS MEETING MINUTES

**Call to order:** Mark Cashdollar Called the meeting to order at 10:22am.

**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.

**Reading and approval of the Minutes:** The Approval of the minutes was tabled until a later meeting.

**Officer's reports:**

**Presidents' report:** Mark gave a detailed report of ongoing association business.

**Treasurer:** Don gave a detailed report from the association financials as attached to this corporate record.

**Unfinished Business:** NONE

**New Business:**

**Hurricane Shutters:** Gary Keith lad a presentation on the specifications being considered for hurricane screen installation specifications. A **MOTION** was made by Gary to approve the proposal as submitted for the use of white aluminum housing stacks and Brown shade color. The **MOTION** was seconded by Phil. Extensive discussion was had by the board of directors on the specifications. **MOTION PASSESS** with 8 members voting in favor and 1 member opposed. [See attached specifications from presentation]

**Owners' comments or questions:** Comments and questions were taken by the Board of Directors.

**Next Regular Board meeting – TBD**

**Adjournment:** With no further business to discuss Mark made a **MOTION** to adjourn the meeting at 11:34AM.



## Hurricane Protection Rules and Regulations

### Protecting Waterfront Building Terraces from Wind Events

Adopted by Waterfront Master Association Board of Directors on 12/3/24

**Background:** In 2024, effective July 1, the Florida Legislature amended FS Chapter 718.113 adding a section to address the undeniable rights of condominium owners to protect their property with code approved hurricane shutters and similar products if the Condominium Association has chosen to not install hurricane shutters, impact glass, or other types of code-compliant hurricane protections. At the same time the Legislature provided requirements under FS 718.113(5) to condo associations to regulate various aspects of these owner installations.

**718.113 Maintenance; limitation upon improvement; display of flag; hurricane protection; display of religious 1899 decorations. [effective July 1, 2024]**

(5) To protect the health, safety, and welfare of the people of the state and to ensure uniformity and consistency in the hurricane protections installed by condominium associations 1903 and unit owners, this subsection applies to all residential and mixed-use condominiums in the state, regardless of when the condominium is created pursuant to the declaration of condominium. Each board of administration of a residential condominium or mixed-use condominium **must adopt hurricane protection specifications** for each building within each condominium operated by the association which **may** include color, style, and other factors deemed relevant by the board. All specifications adopted by the board must comply with the applicable building code. The installation, maintenance, repair, replacement, and operation of hurricane protection in accordance with this subsection is not considered a material alteration or substantial addition to the common elements or association property within the meaning of this section.

(c) Notwithstanding any other provision in the residential condominium or mixed-use condominium documents, if approval is required by the documents, **a board may not refuse to approve the installation or replacement of hurricane protection by a unit owner which conforms to the specifications adopted by the board.** However, a board may require the unit owner to adhere to an existing unified building scheme regarding the external appearance of the condominium.

**Policy 2024-1** This policy is enacted by the Waterfront Association Board of Directors to address the requirements of FS 718 regarding the installation of windstorm protection.

1. Unit owners may, at their own expense, have windstorm protection systems installed on their terrace subject to the following specifications:<sup>1</sup>
  - a. The system shall comprise roll-down hurricane screens rated for storm winds exceeding 157 MPH. (Category 5 threshold) and shall be an approved hurricane protection product recognized by the State of Florida as approved under the State Building Code.
  - b. All installations shall be completed under structural and electrical permits issued by the City of Venice and no work shall commence until the permits have been issued and the Association's Architectural Review Committee (ARC) has been notified of the impending installation including first a copy of the contract showing the material and color choices, and the dates of installation, and when approved by ARC, a copy of the Notice of Commencement (NOC).
  - c. The installation shall enclose the entirety of the unit's terrace.
  - d. The approved contractors as of the issuance of these rules and regulations for the installation of hurricane protection systems are Jansen and Sons, and StormSmart. Other contractors may be approved as the Board wishes.
  - e. The only approved colors for the installation are brown for the screen material, and white for the mechanical and structural elements.
  - f. Electricity for the systems shall be provided through the existing electrical box on the terrace used currently for ceiling fans. All electrical wires shall be enclosed in surface-mounted wire molding of the same color required for the mechanical enclosures. No tunneling or channeling into the ceiling or floor slabs shall be permitted.
  - g. No attachments to the terrace floors is permitted.
  - h. The system shall be installed so that the screens drop on the slider side of the existing railings so that the railings are visible from the ground when the protection product is deployed.
  - i. The protection system may be operable onsite **and** remotely, if motorized.

END

Adopted at the December 3, 2024 Master Board Meeting