



**NOTICE IS HEREBY GIVEN** that the Annual Membership meeting of **THE WATERFRONT MASTER ASSOCIATION, INC.**, was held on **Monday, March 24<sup>th</sup>, 2025, at 1:00pm** at the Frances T. Bourne Jacaranda Library, 4143 Woodmere Park Blvd, Venice, FL 34293 and via zoom.

### **ANNUAL MEMBERSHIP MEETING MINUTES**

**CALL TO ORDER:** The meeting was called to order by Mark Cashdollar at 1:12PM.

A MOTION was made by Mike Hartly and seconded by Scott Kula to appoint Mark Cashdollar as Chairman of the meeting. All in favor. **MOTION PASSES** unanimously.

**PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE:** Proof of notice was confirmed by Affidavit of Mailer in accordance with Florida statute 718 and the association documents.

**DETERMINATION OF QUORUM:** : A quorum of the membership was established with 9 members of the association present either in person or via zoom.

The following Directors were present:

Scott Kula  
Joseph Bornhorst  
Mike Hartley  
Gary Keith  
Lawrence Jordan  
Beatrice Holt  
Terry Frazer  
Mark Davis  
Stephen Balsam

Also, in Attendance: Lauren Wilson, MBA, CAM from Sunstate Association Management Group, Inc.

**READING AND DISPOSAL OF MINUTES OF PRIOR MEETING:** A **MOTION** was made by Mike Hartley and seconded by Scott Kula to approve the annual meeting minutes from 2024. All in favor. **MOTION PASSES** unanimously.

### **REPORTS OF OFFICERS:**

**President's Report:** Mark gave a detailed report on the association business that took place in 2024.

**UNFINISHED BUSINESS:** None

## **NEW BUSINESS:**

### **Announcement Of Directors:**

- A Building Representatives: Bee Holt, Gary Keith, Mike Hartley
- B Building Representatives: Joe Bornhorst, Scott Kula, Lawrence Jordan
- C Building Representatives: Terry Frazer, Mark Davis, Stephen Balsam

### **Membership Vote Results:**

- **Cross Utilization:** The majority of the Membership present both in person and by proxy voted in favor of the Cross Utilization vote. **Yes = 9, No = 0, MOTION PASSES.**
- **Financial Reporting Waiver:** Provide for a lower level of fiscal year-end financial reporting than is required by Section 718.11(13), Florida Statutes (2024). If approved the Association will be completing a report of cash receipts and expenditures. The majority of the Membership present both in person and by proxy voted in favor of the Financial Reporting Waiver vote. **Yes = 3, No = 6, MOTION FAILS.**
- **Carry Over of Surplus:** The majority of the Membership present both in person and by proxy voted in favor of the carryover vote. **Yes = 9, No = 0, MOTION PASSES.**

Joe made a MOTION to rescind the approval of adding an EV charging station. The motion was seconded by Gary. All in favor. **MOTION PASSES** Unanimously.

**ADJOURNMENT:** With no further business to discuss, Mike made a **MOTION** to end the meeting at 1:55pm. The motion was seconded by Scott. All in favor. **MOTION PASSES** unanimously.

Respectfully submitted,

Lauren Wilson, MBA, CAM  
Sunstate Association Management Group  
For The Waterfront Master Association, Inc.