



## THE WATERFRONT MASTER ASSOCIATION, INC.

**NOTICE IS HEREBY GIVEN** that the monthly Board of Directors meeting for **THE WATERFRONT MASTER ASSOCIATION, INC.**, will be held on the date, time and place posted below:

**DATE:** April 24<sup>th</sup>, 2025  
**TIME:** 5:30PM  
**PLACE:** William H. Jervey, Jr., Venice Library, 300 Nokomis Ave S, Venice, FL, 34285 and via ZOOM

## BOARD OF DIRECTORS MEETING MINUTES

**Call to order:** Mike Hartley called the meeting to order at 10:39am.

**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:** A **MOTION** was made by Mike to approve the March 12<sup>th</sup>, 2024, Meeting Minutes as presented. Bea Holt seconded the motion. All in favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Mike to approve the March 18<sup>th</sup>, 2024, Meeting Minutes as presented. Bea Holt seconded the motion. All in favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Mike to approve the November 12<sup>th</sup>, 2024, Meeting Minutes as presented. Bea Holt seconded the motion. All in favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Mike to approve the March 24<sup>th</sup>, 2025, Meeting Minutes as presented. Bea Holt seconded the motion. All in favor. **MOTION PASSES** unanimously.

### Officer's reports:

**Presidents' report:** Mike gave a detailed report of ongoing association business to include all repairs identified during the hurricanes and the plan for repairs.

**Treasurer:** Mike made a request to the board for one of them to step forward to fill the seat of Treasurer. None responded. Mike then gave a detailed description of the finances of the association.

**Landscape Committee:** No Landscape Committee currently.

### Unfinished Business:

**Report on Hurricane Damage Repairs Report:** Mike gave a detailed description of the hurricane damage done to many existing plants and trees on the property.

**Board Discussion on proposed Special Assessment for the Associations landscaping:** Mike gave a power point presentation with details of the proposed Special Assessment. This included the following projects:

**Project One:** Eradication of invasive plantings along the waterway among the mangroves and near the dock. This would include the mangroves in front of all three buildings.



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**Project Two:** Replace hurricane damaged plantings throughout the property. Bid proposal is to replace ALL plantings (hedges, shrubs, ornamentals, and necessary trees) on the property. Large trees in good condition will be kept.

**Project Three:** Clean, paint and repair crack in the detention vault. The Board was informed that the detention vault has a crack in the base that needs repaired before it can be cleaned and painted.

Discussion among Board members in relation to the proposed Special Assessment included comments taken from the owners present and via ZOOM. The Board suggested that each building have a "Landscape Captain" to assist with the project. The Board has one proposal they have reviewed for the extensive project. It was requested by an owner to be prudent and gather another proposal for comparison. The Board will be requesting a proposal for one part of the project to make a comparison. No vote was taken on the proposed Special Assessment.

### **New Business:**

**Reliance Maintenance Contract:** Mike gave a brief description of the Reliance Maintenance Contract for the Master Association. Reliance Maintenance to be coordinating all service/work requests for the association. They will be in contact with vendors to make repairs as needed. The Board is proposing that each Building Board President be the lead contact, with a backup designee to communicate directly with Reliance.

A **MOTION** was made by Steve and seconded by Terry to approve the Reliance Maintenance Contract as proposed. All in favor. **MOTION PASSES** unanimously.

**Appointment of Committees:** Mike made a brief request to discuss the formation of the following committees: Finance Committee, Landscape Committee, and a Long-Range Campus Committee. No further discussion was had. No votes were made to solidify these committees.

**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 Gary made a **MOTION** to adjourn the meeting. The motion was seconded by Terry. With no further business to discuss the meeting was adjourned at 7:39pm. All in favor. **MOTION PASSES** unanimously.

Respectfully submitted,

*Lauren Wilson MBA, CAM*

Lauren Wilson, MBA, CAM  
**Sunstate Association Management Group**  
For the Board of Directors at  
Waterfront Master Association, Inc