

**WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL ORGANIZATIONAL MEETING OF BOARD OF DIRECTORS**  
**September 26, 2022**

The duly noticed Annual Organizational Meeting of the Board of Directors of Waterview Property Owners Association, Inc. was held on Monday, September 26, 2022, at the South Gulf Cove HOA Clubhouse, 14859 Ingraham Blvd, Port Charlotte 33981. The meeting was called to order at 8:40 p.m. Directors in attendance were Steve Thompson, Ray Ludowese, Jayne Neville and Nancy Yocom. Maria Bliss was excused. Also present was Tim Freeman Grande Property Services. A quorum of the Board was present so the meeting could proceed.

**ORGANIZATION OF DIRECTORS**

Tim Freeman briefly explained the general duties of the directors and officers and will send out information on upcoming board member certification courses.

Election of Officers: **MOTION** was made by Nancy Yocom, seconded by Ray Ludowese and unanimously carried to elect Steve Thompson as President. **MOTION** was made by Nancy Yocom, seconded by Jayne Neville and unanimously carried to elect Ray Ludowese as Treasurer. **MOTION** was made by Jayne Neville, seconded by Steve Thompson and unanimously carried to elect Nancy Yocom as Vice-President. **MOTION** was made by Nancy Yocom, seconded by Ray Ludowese and unanimously carried to elect Jayne Neville as Secretary. Maria Bliss will be a director-at-large.

Steve Thompson discussed the current and future expenses of the association. The Board agreed to develop a draft budget around the \$60 assessment rate.

An Environmental Committee was established by the Board with Rick Stickles, Valerie, Steve Thompson and Jayne Nevilles as members. The committee will review the nonexclusive license agreement for docks.

The Board agreed that a committee should be established to review and propose updates to the association governing documents.

The Board agreed to work with South Gulf Cove to handle architectural review for new construction. Steve Thompson will continue to coordinate with SGC.

Tim Freeman will put together a management proposal for the Board's consideration and can help with creating membership database including contact information.

**ADJOURMENT**

There being no further business to come before the Board, the meeting adjourned at 9:40 p.m.

Respectfully submitted,

Tim Freeman, LCAM