

WATERVIEW PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
MONDAY, JANUARY 20, 2025

The duly noticed Annual Meeting and Election of Waterview Property Owners Association, Inc. was held on Monday, January 20, 2025, at the South Gulf Cove HOA Clubhouse, 14859 Ingraham Blvd, Port Charlotte 33981. The meeting was called to order at 7:20 p.m.

Steve Thompson introduced the Board and Committee Members and gave a report as outgoing President.

A quorum of the members was present with 362 members present in person and by proxy.

ELECTION OF DIRECTORS

There were six candidates running for five open positions. No nominations were made from the floor. Maria Bliss, George Brobst and Ray Ludowese received the most votes and were elected to serve a two-year term. Mark Robbins and Kirk Schwyn were elected for a one-year term.

Ray Ludowese **MOTIONED** to waive the reading of the minutes of the previous annual meeting and approve as presented, Mark Robbins seconded. The motion was approved unanimously.

Tim Freeman presented the Vote on Proposed Amended and Restated Declaration of Covenants, Conditions and Restrictions for Waterview POA. Steve Thompson **MOTIONED** to approve The Proposed Amended and Restated Declaration of Covenants, Conditions and Restrictions for Waterview POA, Mark Robbins seconded. There were 314 votes in favor and 44 votes against, therefore the motion passed. The documents will be recorded in the official records with the Charlotte County Clerk.

There was a Q&A and discussion of the declaration amendment and association operations. The Board answered questions regarding the DEP and violations along the greenbelt.

The meeting was adjourned at 9:06pm.

Respectfully submitted,

Tim Freeman
Association Management