

THE WATERFRONT IN NAPLES CONDOMINIUM ASSOC. INC.

2024 ANNUAL MEETING MINUTES

2/7/2024

DRAFT

Date: Friday, February 7, 2024

Time: 6:000 PM EST

LOCATION: Salvation Army

3180 Estey Ave. Naples, FL

Zoom Also Available

Agenda

1. Counting of Ballots (in event of an election).

No election.

2. Call to order/ Roll Call:

Jim called the meeting to order at 6:05 p.m. Board Members present were Jim Morowczynski, Sonny Sauders, Dennis Grant, Alan Moon, Deborah Lee, and Todd Nash.

Recording Proxies & Certify Quorum

36 total 15 in proxy and 21 in person

3. Reading or Disposal of Unapproved Minutes

2249B made a motion to waive the reading and approve the minutes from last year's Annual Meeting, 2182B seconded and the motion passed unanimously.

4. Proof of Notice of Meeting:

The meeting was posted in accordance with the Florida State Statutes.

5. Reports of Officers

Jim reported that Rhonda Tibbets will be leaving the board.

Todd Reported on the Mediation offer to Wrightway. He noted that upon Lenore's involvement Wrightway has shown interest in negotiating settlements, as previously they had not.

Todd addressed questions regarding the Secondary Claim and explained the breakdown of the First Claim. Comprehensive documentation will be available on the website.

Alan pointed out that thanks to the board's extensive documentation and due diligence and the creation of the document timeline for the attorney, Lenore's Firm was able to relatively quickly become familiar with their case.

Alan then gave a report on insurance, noting the current policies and cost breakdown. There will be informational documents on the website.

The board opened the floor to questions and comments from the membership.

6. Reports of Committees

Jim gave a few words about the importance and value that all the volunteers bring to the community and called to action anyone interested in forming or joining a committee in the context of the very eventful upcoming year. He urged people to reach out to the management company stating their interest in joining a committee. The landscaping committee chair Marion thanked all the volunteers and announced that there will be an upcoming work date on Saturday 17th.

7. New Business

a: Vote of the Membership to Waive an Audit in 2024

There are enough votes to waive audit for 2024. There were 8 in favor of having an audit in 2024 & 25 votes in favor of waiving the audit in 2024.

b: The floor was opened for members to bring up any items for discussion. Once there were no other questions or comments, Jim called for a motion to adjourn.

8. Adjournment

2249B made a motion to adjourn the meeting at 7:35pm, 2182B seconded and the motion passed unanimously.

An Organizational Meeting of the Board Followed.

1. Determination Of Quorum

Jim called the meeting to order at 7:36pm. There was a quorum of directors present.

2. Election of Officers

Alan made a motion to appoint Jim as President, Tod seconded the motion. The motion passed unanimously.

Jim made a motion to appoint Alan as Vice President, Dennis seconded the motion. The motion passed unanimously.

Alan made a motion to appoint Tod as Treasurer, Jim seconded the motion. The motion passed unanimously.

Alan made a motion to appoint Deb as Secretary, Tod seconded the motion. The motion passed unanimously.

Alan made a motion to appoint Dennis as Director, Tod seconded the motion. The motion passed unanimously.

Alan made a motion to appoint Sonny as Director, Tod seconded the motion. The motion passed unanimously.

3. Adjournment

Alan made a motion to adjourn the meeting at 7:39pm, Dennis seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Yuliana Mercado, CAM
Newell Property Management