

THE WATERFRONT IN NAPLES CONDOMINIUM ASSOC. INC.

2023 ANNUAL MEETING MINUTES

2/17/2022

Date: Friday, February 17, 2023

Time: 6:00 PM EST

LOCATION: THE WATERFRONT POOL AREA

Zoom & Conference Also Available

Agenda

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

No election.

2. Recording Proxies & Certify Quorum

34 total 13 in proxy and 21 in person

3. Call to order/ Roll Call:

Adoni called the meeting to order at 6:00 p.m. Board Members Present via zoom were Jim Morowczynski, in person, Sonny Sauders Vice President, Dennis Grant Vice President, Kiernan Repko Treasurer, Bobette Sajtar, Secretary.

4. Proof of Notice of Meeting:

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

5. Reports of Officers

Adoni read a message prepared by President, Rhonda Tibbetts.

Presidents Report – These past few months have been stressful and trying due to the damages by hurricane Ian. But I believe if you look around, we are slowly getting back to normal. The flood event was totally unexpected and has not happened in the Naples area since hurricane Donna in 1960. This hurricane caused flood damage, and we have been challenged with the type of damage and claims.

An update from the Hurricane Ian Recovery Committee will be given shortly during the meeting. On Wednesday, February 22, 2023 at 5:00 PM EST there will be a Zoom only meeting for Ian Updates and Questions.

I would like to take this time to thank the board for all the work they have done during this past year. All of them have stepped up to provide help and expertise. Also thank you to all the owners who have helped during the past few months. We are truly a community that works together.

Lastly, I have been honored to be a president of the board during the past year. It has been quite the year! Rhonda Tibbetts, President

6. Reports of Committees

Jim Morowczynski, reported on the Hurricane Ian recovering committee. Jim states the information in report is current as of yesterday and everyone should have a copy. Hopefully, the next meeting we will have updates from insurance and attorneys. Jim is willing to answer any questions anyone may have.

Jim states the first goal is to get rid of the mitigation bill then propose to use one bldg. to see if the insurance company will accept. On top of that there will be individual units that will need to be addressed. There may be a need for a public adjuster at some point.

Jim believes next week zoom call may be easier and we will have more information then.

7. New Business

a: Vote of the Membership to Waive an Audit in 2022 & 2023

There are enough votes to waive audit for 2022 & 2023. For 2022 there were 15 no votes to waive the audit & 8 yes votes to conduct an audit. For 2023 there were 14 no votes to waive the audit & 13 yes votes to conduct an audit.

There were 18 yes votes to waive reserves and 2 no votes to waive reserves.

Kieran Repko, Treasurer stated he believes an audit was done within the past 3 years.

Adoni announced the new board: Acclamation, Debra Lee, Jim Morowczynski, Dennis Grant, Sonny Saunders, Rhonda Tibbits. 2 open positions that board can assign. Sam Spring, Bobette Sajtar and Kiernan Repko are resigning at the end of the meeting.

8. Adjournment

Sonny made a motion to adjourn the meeting at 6:44 pm and Dennis 2nd the motion. Unanimously approved.

Respectfully Submitted,

Adoni Kokkinos, CEO
Newell Property Management