

MINUTES

The Waterfront at Naples

Board of Directors Meeting

3-20-24

Present

Directors John Morowczynski – President
 Alan Moon - VP
 Todd Nash – Treasurer
 Deborah Lee – Secretary
 Sonny Sanders – Director
 Dennis Grant - Director

Manager Derek Tatum
 NEWELL PROPERTY MANAGEMENT

1. **Call to Order** - Meeting was called to order @ 11:00 AM
2. **Approval of previous meeting minutes** – Sonny made a motion to approve the previous meeting's minutes. Alan 2nd. Motion Passed.
3. **Introduction of new CAM** – Jim introduces Derek Tatum as the new CAM for the Board of Directors at The Waterfront at Naples. The point of Contact, Ana Railean, for the Residents remains the same.
4. **Reports**
 - Treasurer's Report – Todd shares the financials for February. Discusses the overages in electrical and Water & Sewer.
 - Todd makes a motion to move surplus insurance money to reserves to gain interest. The Board discusses the time restrictions and amount of money able to be moved if the money is sent to reserves.
 - Jim refines Todd's motion with the contingency that the Board determines ease of access to funds if placed into reserves. Dennis 2nd the motion. Motion passed
5. **Hurricane Updates –**
 - Jim gives a report on various Attorneys for the Board to pick from. He recommends Woodward, Piers & Lombardo.
 - Alan makes a motion to accept Jim's recommendation of Woodward. 2nd by Sonny. Motion passed.
 - Jim reports on Praxis/Forge – The Liners in the lake are were installed incorrectly, Board is working on resolving the issue.
 - Flood – Association attorney is currently working with the mitigation. Negotiations are still ongoing. Nothing new to report.

- Jim speaks briefly about a FEMA/ State grants. Potentially allowing funds to erect flood barriers.

6. **Insurance**

- Alan reports about the various types of insurance for the association.
 - Flood insurance – 18-19% increase in June
 - Wind/Hazard – August renewal, deductible should decrease.
 - General Liability/Workers – Renewal in December

There is a brief discussion about the use of sandbags and their efficacy with floods.

7. **Maintenance/Docks**

- Sonny reports on the current status of the docks. County stifles progress on getting permits and completion of the project./
- Sonny reports on maintenance. After much searching and many handyman, Sonny is glad to report that the Board has found a handyman who is capable of meeting the needs of the association's projects.
- Sonny speaks to the reimbursement of Unit 2294 D's A/C.
 - The Board seeks a written form of approval from a vendor that the electrical panel is the cause of the A/C units failure.

The Board begins a general discussion on solutions and how to repair and replace certain elements to prevent future issues. At this time the Board determines they need more information to better determine the course of action on reimbursing 2249 Ds A/C and replacement of electrical elements on each building.

8. **North Lake**

- Dennis speaks about the current status of the lake. The overall health of the lake has improved and he wants to follow up with the vendor to keep the lakes health on the incline.

9. **Committees Reports**

- Bobby speaks to various updates on several units.
- 2262A seeking reimbursement – The Board has inquired and has yet to receive all documents and/or certificates of completion of the various work done. The Board is waiting to reimburse until such documents are produced.
- Bobby notes that any type of Flood Barrier alteration will require ARC approval.

10. **Landscaping**

- Marion gives a report on various project ongoing in the association in regards to landscaping
 - There are inquires made about plants and rocks for the medians, when the next delivery is to be made and costs being incurred by owners. Jim reminds owners of the rules in effect on maintaining and managing plants. The Board is not responsible for reimbursing any plants that are removed due to overgrowth onto the building.

11. **Rules and By Laws**

- Deborah reports on the revision of the By Laws. Rules and Regulations are still under review.

- Deborah reminds owners that ARC forms are to be sent and reviewed to the appropriate committee members but The Board is the one to approve all final requests.

- Deborah reminds owners that there is to be no furniture or plants on/below the steps. This is an Emergency hazard.

12. **Old Business**

- The Board is still lacking a 7th member. Dennis suggests appointing Rick Sajtar.

- Jim makes a motion to appoint Rick Sajtar as the Boards' 7th Director. Dennis 2nd. Motion is passed.

13. **New Business**

- Todd address the issue with vendors contracts automatically renewing and thus affecting the budget. The Board is currently reviewing all vendor contracts and how to better address new vendors moving forward.

14. **Adjournment**

- Dennis motions to adjourn. Todd 2nd. Motion Passed. Meeting adjourned at 12:33 PM

Respectfully submitted by,

Derek Tatum
NEWELL PROPERTY MANAGEMENT