

MINUTES

WATERFRONT CONDOMINIUM ASSOCIATION

Board of Directors Meeting

November 17th 2022

Newell Property Management – Conference Room

PRESENT:

Directors - Rhonda Tibbetts (via zoom)
Kieran Repko (via zoom)
Bobette Sajtar (via zoom)
Sam Spring (via zoom)
Dennis Grant (via zoom)
Sonny Saunders (via zoom)

Management-

Manager – Adoni Kokkinos
NEWELL PROPERTY MANAGEMENT

The meeting was called to order at 11:00 am by President Tibbetts who declared the meeting properly noticed and a quorum of Directors present.

There was a motion by S Spring to waive the reading of the minutes from November 10th, 2022 and accept them as written, the motion was seconded by S Saunders, and the motion passed unanimously.

Discussion and adoption of a special assessment in the amount of \$3,300.00 per unit for the purposes of funding damages caused by Hurricane Ian.

There was a discussion of the association's expenses to date, and potential future expenses. The association has spent approximately \$200,000.00 and anticipates spending an additional \$100,000.00 in the near future. The association will not be filing a wind claim. It believes the total will be below deductible and it could negatively impact the renewal of the insurance.

There was a motion by Mr. Grant seconded by Mr. Saunders to approve the special assessment in the amount of \$3,300.00 per unit for the purpose of funding repairs caused by wind and flood damage during Hurricane Ian. The motion passed unanimously.

Approval of ARC: Unit 2174

There was a motion by B Sajtar seconded by K Repko to approve the below ARC requests, the motion passed unanimously:

2174
2206A
2278B
2249A
2249B

Hurricane Ian Update

The board provided an update regarding Hurricane Ian, they gave a review of the retesting requirements which will be done this week. The board took each question from the ownership and answered it individually.

Next Board Meeting

The next board meeting will be on December 8th 2023 at 11:00AM, it will be the association budget meeting.

Adjournment

There being no further business to discuss, there was a meeting by K Repko seconded by S Spring to adjourn the meeting, the meeting was adjourned at 3:50PM

Respectfully submitted by:
NEWELL PROPERTY MANAGEMENT

Adoni Kokkinos