



## Minutes

Meeting minutes for open board meeting on Tuesday, May 12, at the Marina, 100 Circuit Road, Nokomis, FL 34275

1. Call to Order – The meeting was called to order at 4pm by Secretary, Ray Wersel.
2. Determination of Quorum – Five members of the five-member board of directors present in person – President Nancy Adams, Vice President David Jasik, Treasurer Bruce Iovinelli, Secretary Ray Wersel, and Assistant Secretary Steve Cocchi.
3. Confirmation of Notice of Meeting – Secretary Ray Wersel confirmed notice of meeting was duly posted in accordance with Florida Statute 718 and the Association’s Bylaws – bulletin board, website, and myHOA email blast.
4. Approval of past Meeting Minutes – A ***motion*** was made by Vice President, David Jasik to approve the previous meeting minutes of March 10, 2026, an open meeting; ***motion seconded*** by President, Nancy Adams; ***motion passed unanimously, 5 to 0.***
5. Treasurer’s Report – Bruce Iovinelli
  - a) Operating account balance as of today, \$109,188.30. The reserve account balance is \$1,046,947.40. That gives us a total of \$1,156,135.70.
  - b) As of April 30, 2026, we are to the good on the budget \$83,042.53.
  - c) Revenue for fuel for April is \$51,799.09.
  - d) Revenue for frozen and live bait, and ice for April was \$1,840.00.
6. Marina Projects – Bruce Iovinelli
  - a) Seawall #2 – The contractual agreement completed, finger dock put in, county signed off on permit. We are still waiting for the Waterway Authority to sign off on it. Everything is done except for the forklift stops that are being fabricated as we speak. They will be galvanized and hopefully back in the next two weeks and installed.
  - b) Fuel updates – Spatco is still waiting for the permits. The county is asking for an elevation certificate for where the new fuel line is going to be. The plumbing and electricity have both been approved.
  - c) Fish table – A second fish table identical has been ordered. The new fish table will be located right next to the current one as we are unsure of what will happen on the dock at this time.
  - d) New forklift – The new forklift was to arrive in late May or June and has been delayed r/t refurbishing something in their production area. This is now to be expected to be delivered in late August.

- e) New roof – We do have the estimates to do some more roof work in the south building. This is a fall project to allow for the completion of current projects.
- f) Dredging – The engineering designs/plans have been completed and submitted for permitting. There is no time frame for permitting. We are hoping for 3-6 months.
- g) Bumpers – All new bumpers were added to the small basin (North), and more bumpers were added to the large basin.
- h) Dock store – There is nothing new with the dock store plans currently as it is all contingent on the other projects.
- i) Entry gate – A new entry gate has been ordered. The gate being propped open or not propped open is an issue. We are going from a 6 ft gate to a 4ft gate. We are going to use the key fobs and adding a call box. If anyone comes and the gate is closed, it will ring the appropriate person (i.e. dock guys breakroom, dock store, cool breeze, and they will be able to open the gate. The goal is to keep the gate permanently closed with key fob entry of using the call box and approved entry.
- j) Trailers – We are going to go back to loading and unloading trailers. This is a work in progress, and we will update when the process has been designed, appropriate equipment on site, and operators trained.

#### 7. President's Report (All by President Nancy Adams unless otherwise notated):

- a) Rules and Regulations – Historically if there are any delinquencies, we have red tagged boats and refused to move them. We had a delinquency at the beginning of the year of over \$78,000. As of today, there is one delinquency currently of \$2,700 related to a death and probate and extenuating circumstances.
  - a. Nancy proposed a new rule #36 that will be posted on the website tomorrow regarding not moving boats if any delinquencies, balances, or unpaid fees. A ***motion*** was made by President Nancy Adams to pass rule #36 to the rules and regulations. The ***motion was seconded by*** Vice President, David Jasik. ***Motion passed unanimously, 5 to 0.***
- b) Miscellaneous – Nancy reported this has to do with tenants who are all on ACH by checking/savings/CC. There are 10-12 owners receiving proceeds and we have reached out to them to provide a checking or savings account number, so the girls don't have to go to the bank.

#### 8. Owner Comments

- a) Jeanette Curtis – Can you give an update on lawsuit? Nancy Adams replied the lawsuit cannot be discussed in an open forum.
- b) John Crimmons – The gate is hard to open or stay open when you are one person with a cart. Bruce Iovinelli clarified the gate will be improved.
- c) Kaj Jensen – Will the gate be open during business hours or closed? Bruce Iovinelli clarified the gate will be closed to stop people from parking in the parking lot and then coming into the marina and getting picked up from our dock as they are doing on the weekends and sometimes throughout the week.

- d) Mike Burke – With the fuel sales, do you see a slowdown of fuel sales? Bruce Iovinelli clarified the revenue and if there is any red tide or weather, then it may slow down, however, we did do better in April than the previous months. Steve Cocchi reported March was slow r/t the weather.
- e) An owner asked a question about the trailers – Are we talking about lifting boats on and off trailers?
  - a. Bruce Iovinelli answered the way our workers were doing it was a complete violation of OSHA.
  - b. Steve Cocchi - We get calls often about it, but after there is a procedure designed, it will come down to how comfortable the operator is to remove or place the boat on a trailer. If they are not comfortable moving the boat, then the boat will not be touched.
  - c. Bruce Iovinelli – This will be a strict Monday through Friday when we have more people here and not on a Saturday or Sunday.
  - d. Harry Kaplan – Is there special equipment required for this? Bruce Iovinelli – there are foam blocks required which I am in the process of obtaining.
  - e. Mike Burke – The pads on the forklift are scratching the bottom of the boats, can there be a sleeve placed on there? Bruce Iovinelli – we will look at it, and we have the covers from the fork that we traded in.
  - f. Mrs. Kaplan – The new walkway for the North basin is that open? You may walk over there once the gates are open.
    - i. Bruce Iovinelli – The safety stops are going to be placed and then we will reevaluate.
    - ii. Steve Cocchi – The North basin situation is not the best and everyone must be careful. We will address the situation after the stops are placed.
    - iii. Bruce Iovinelli – When we are closed, it will not be ideal to walk over there.

8. Adjourn – A ***motion*** was made to adjourn meeting by Ray Wersel. ***Motion was seconded*** by David Jasik after verifying no one online had questions. Meeting adjourned at 4:28 p.m.

Minutes respectfully submitted by Operations Manager, Shannon Davis BSN, MBA, LCAM.