



MINUTES

Meeting minutes for open board meeting on Thursday, February 12, 2026, at the Marina, 100 Circuit Road, Nokomis, FL 34275

1. Call to Order – The meeting was called to order at 1:57 p.m. by Secretary, Ray Wersel.
2. Determination of Quorum – Five members of the five-member board were present including Board President Nancy Adams, Treasurer Bruce Iovinelli, Secretary Ray Wersel, Assistant Secretary Steve Cocchi, and Board Vice President, David Jasik was present by speaker phone.
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.
4. Approval of Past Minutes – A ***motion*** was made by Secretary Ray Wersel to approve the February 3, 2026, Organizational Meeting Minutes; ***motion seconded*** by Steve Cocchi; ***motion passed unanimously, 5 to 0.***
5. Adopt New Resolution for Commercial Uses - Following discussion and after new resolution read out loud to David Jasik, who was on speaker phone, a ***motion*** was made by Nancy Adams to adopt Commercial Uses 2026-001, Exhibit A; ***motion seconded*** by Ray Wersel, ***motion passed unanimously, 5 to 0.***
6. New Business
 - a. Social Committee – Have two persons currently and need at least one more for Board of Directors to vote on committee. Note: this is a self-funded/fundraiser, voluntary committee with zero monies coming from the budget/board. If another person volunteers, a meeting with the Board of Directors will be called to determine purpose, goals, and expectations of the Social Committee.
 - b. Christmas Parade – Open for discussion for an end of the year party for the Boat Parade. Verified by Shannon Davis, LCAM, it is permissible for an HOA/COA to designate funds as “common expenses” in the budget as defined by the bylaws or a Board vote.
 - c. Foster’s – Bruce priced Fosters of overseeing seawall construction by FL Shoreline and dredging. It is \$1500 per visit; therefore, it would exceed \$10K. FL Shoreline has a permit and, in their scope, to oversee their own construction, therefore at present, we are going to continue with the current contract and plan.
 - d. Attorney – Demand sent to Whittaker and Mike Burke for of all records to be produced to the attorney.
7. Adjourn – A ***motion*** was made to adjourn meeting by Ray Wersel. ***Motion was seconded*** by Nancy Adams. Meeting adjourned at 2:39 p.m.

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