

**WATERSIDE III at BAY BEACH CONDOMINIUM ASSOCIATION, IMC.  
ANNUAL MEMBERSHIP MEETING**

**February 19, 2019**

1. **Call to Order and Establish Quorum-** The meeting was called to order by P. Yeatman in the Waterside III Social Room at 10 a.m. All board members were in attendance and a quorum was established.
  
2. **Proof of Notice of Meeting** – C. Magill stated that the meeting notices were sent and an affidavit was signed.
  
3. **Approval of the 2018 Annual Membership Meeting Minutes-** D. Cote made a motion to waive the reading of the meeting minutes and approve. J. VanGorder seconded the motion and the motion was carried unanimously.
  
4. **Report of Officers-** P. Yeatman read the President’s report and a copy is attached. J. Hockley, S. Walker, D. Cote and J. VanGorder had nothing to report.
  
5. **Other Business**
  - a. **Results of Election** – the election results re-elected J. Hockley, D. Cote and P. Yeatman.
  
  - b. **Results of Proxy Votes-** the Amended and Restated Declaration of Condominium for Waterside III was approved (45 yes votes, 0 no votes). The Amended and Restated Bylaws of Waterside III at Bay Beach Condominium Association, Inc.

were also passed (45 votes yes, 0 votes no). The vote to waive the financial reporting requirement and to allow M&B to prepare the year end reporting statement for fiscal year ending December 31, 2019 was passed (44 yes votes and 1 no vote.)

## **6. New Business**

a. **Vote to approve the Amended and Restated Declaration of Condominium for Waterside III, a Condominium-** this was approved, 45 votes yes and 0 votes no.

b. **Vote to approve the Amended and Restated Bylaws of Waterside III at Bay Beach Condominium Association Inc.-** This was approved, 45 votes yes and 0 votes no.

7. **Open Discussion** – J. Wood and J. Stewart discussed the noise issues in the Social Room and proposed that a Committee be created to review options. C. Eck made a motion for the Board to create a committee for noise solutions and R. Miller seconded the motion. The motion to form a Committee was passed. D. Brunelle commented that the work out room common wall to unit 312 should also be reviewed for noise mitigation. Mrs. J. Hockley commented that lights are often left on in common areas (i.e. gym and social room). L. Wood asked whether timers could be used in the rooms. R. Miller said WMA and Security does nightly audits of vehicle parking. Guests and visitors are not properly displaying the passes issued by gate security and are being issued violations. Many WSIII guests have been in violation. R. Miller stated that the annual WMA meeting is on March 19 and the Pool Party is also on March 19 at the WSIII/IV Pool. J. Wood announced the March Ladies luncheon will be held on March 21 at the Naples Coastal Kitchen.

8. **Adjournment** – P. Yeatman made a motion to adjourn the meeting and was seconded by J. VanGorder. The meeting was adjourned as a unanimous motion.

Respectfully Submitted,

S.M. Walker

BOD Secretary

**President's Report  
19 February 2019**

I wish to thank and acknowledge my fellow Board Members and the Property Management team for their hard work this past term. I must also acknowledge the hard work of all the Board's Committees, some of which only have one person. Thank you: Crisci Finance Committee, Hounshell Social Committee, Landscape Committee, Pool Committee, Building and Facilities Committee, Risk Assessment and Communications Committee, Website Committee, Elevator and Life Safety Committee, Stucco Committee, Summer Projects Committee; as well as the liaisons and driving forces on WMA, EBIA, Comcast Contract, Stormwater Ordinance and those that I have forgotten. Waterside III has many dedicated owners that work diligently to make this a better, safer and effective home. I'm sure this coming term will be as good or better than last term. Thank you, all...my neighbors.