

**WATERSIDE III AT BAY BEACH CONDOMINIUM
ASSOCIATION, INC.
MINUTES OF THE ANNUAL MEMBERS' MEETING
FEBRUARY 14, 2023 10:00 AM**

1. **Call to Order - Establish a Quorum:** The meeting was called to order by Pete Yeatman. Sylvie Gauthier certified a quorum of owners was present.
[Note: Pete Yeatman, Jeff Lievens and Scott Kitkowski were present. Bob Carran was remote.]
2. **Proof of Notice of Meeting:** Sylvie confirmed to the attendees that meeting notices and affidavits were sent out by Myers Brettholtz & Company.
3. **Approval of the 2022 Annual Membership Meeting minutes.**
Pete asked for a motion to waive the reading of the draft minutes from the February 15, 2022 Annual Members' meeting. The motion was made by Paul Martin, seconded by Lance Johnson and carried by the members present.
4. **Reports of Officers:** Pete Yeatman read the President's report (attached). There were no other officer reports.
5. **Announcement of new Directors:**
No election was needed because there were no more candidates than vacancies. Board consists of Donna Kaiser, Bob Carran, Scott Kitkowski, Jeff Lievens and Pete Yeatman.
6. **New business:**
 - a. **Vote to authorize the Board to waive the statutory year-end financial reporting requirement for the 2023 fiscal year and allow the Board to prepare or cause to be prepared a report of cash receipts and expenditures, a compiled financial statement, or a reviewed financial statement at the Board's discretion.**
 - The result of the voting: 26 yes to waive and 3 votes not to waive. The motion carried.
7. **Open Discussion:**
 - Ross Miller thanked the individuals who stayed here during the hurricane and those who came to help with cleanup. He mentioned if you drive up and down the island, there are very few lights on in the condo buildings. We are very fortunate.
 - Dick Smith expressed thanks for the communications provided to the people who were not on site.
8. **Adjournment:**
Ross Miller made the motion to adjourn and Bob Carran seconded.
Adjournment was approved

President's Report

14 February 2023

Well stating that the last half of 2022 was a kick in the teeth is an understatement. I'd like to start by saying how grateful I am to live in Waterside III and was dealing with Ian here, rather than somewhere else on Fort Myers Beach. We have an unbelievable number of hardworking and thoughtful neighbors. Those who rode out the storm and then performed the hard task of emergency clean up and security; also our Property Management team, who stowed away on Blue Tag contractor vehicles to get on the island and to our home. We also recruited and established two Assistant Officers with authority within the scope of their title: Assistant Officer Insurance, Charlie Eck and Assistant Officer Facilities, Scott Kitkowski. Then there is the cadre of residents who supported their effort and leadership. For fear of missing someone's name, as there are many, we will just say how grateful we all are for their hard work.

That team, including our Board of Directors, put together a plan and an order of priority; we even had owners up north involved in providing political pressure on the agencies of the County to open the island to owners to mitigate any further damage to our home. I won't go through a rundown of what happened since then, as everyone has received email updates.

Thanks to our initial clean up team for the herculean task of cleaning out everyone's refrigerator. They secured and locked all access doors to the living quarters before they were evacuated after the storm and before we were allowed back on the island. As a result we only had some minor looting, limited to the destroyed cars and bicycles. Our building is functional, but still at "your own risk" until we can get a replacement Emergency Panel, so we continue to do Fire Watch. We also have to endure some other minor inconveniences, but our building is far ahead of most, if not all, other condominiums on the island.

Respectfully submitted,
Pete
President