

**WATERSIDE III AT BAY BEACH CONDOMINIUM  
ASSOCIATION, INC.  
MINUTES OF THE ANNUAL MEMBERS' MEETING  
FEBRUARY 13, 2024 10:00 AM**

1. **Call to Order - Establish a Quorum:** The meeting was called to order by Pete Yeatman. A quorum of owners (and the board) were present.
2. **Proof of Notice of Meeting:** Kerry Johnson confirmed to the attendees that meeting notices were sent out by Myers, Brettholtz & Company.
3. **Approval of the 2023 Annual Membership Meeting minutes & Membership Meeting Minutes the SBA Loan Approval.**

Pete asked for a motion to waive the reading of the draft minutes from the February 14, 2023 Annual Members' meeting. The motion was made by Bob Carran, seconded by John Arnold and carried by the members present.

Pete asked for a motion to waive the reading of the minutes of the April 25, 2023 SBA Loan approval meeting and approve those minutes. John Russo made the motion, it was seconded by Lance Johnson, and approved by the members present.
4. **Reports of Officers:**

Pete Yeatman read the President's report (attached). There were no other reports but Jeff Lievens thanked Bob Carran for all his help as assistant treasurer.
5. **Announcement of new Directors:**

Pete Yeatman announced the results of the owner voting by congratulating Jeff Lievens and Joel Wilmoth on their election to the board.
6. **New business:**
  - a. **Board Election to Perform an Audit on 2024 Financials.**

Pete reported there is no new business.

Waterside III met its 2023 financial requirement by approval by a majority of owners to waive the audit.

The board elected to perform an audit on the 2024 financials.
7. **Open Discussion:**

There were no topics brought forth.
8. **Adjournment:**

Charley Eck made a motion to adjourn the meeting, Jan VanGorder seconded, and the meeting was ended.

**President's Report**  
**13 February 2024**

We spent all of 2023 working to put Waterside III back to where it was before Ian. We're not there yet but I think we can see the light at the end of the tunnel. As all of you who are in residence are aware our roof replacement is finally underway. The delay in getting this started has once again required us to get an extension on our current insurance policy; since no one will underwrite a new policy until this is completed. We still have some major and some minor issues that our Public Adjuster Altieri is working on resolving.

I'm sorry to report that our neighbor and friend Bob Carran along with his wife Nina have sold their unit and will be leaving us. Ever since Bob became part of the W3 family he has been continually working on one or more committees, or the BOD, to ensure that W3 is the best that it can be. We all owe Bob our gratitude for not only his work on the Ian recovery, but also for all the other projects he's run or participated in.

Again this year I need to thank our Property Management team, our BOD, Committees and all the owners that have been breaking their necks to get our home back to normal. We now need to get back on track and look at day to day issues we need to address. Thank you.

Respectfully submitted,  
Pete  
President