

**WATERSIDE III AT BAY BEACH CONDOMINIUM
ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTOR'S MEETING
September 12, 2024 2:00PM**

1. **Call to Order:** The meeting was called to order by Scott Kitkowski.
2. **Proof of Notice:** The meeting agenda was posted on the bulletin board on Monday, September 9, 2024.
3. **Establish a Quorum.** Scott was present in the meeting room while Joel Wilmoth, Jeff Lievense and Donna Kaiser participated on the phone. A quorum was present.

4. **Accept the Resignation to the Board of Mr. Pete Yeatman.**

Scott shared these thoughts with the attendees:

Although the requirement to accept a resignation is part of Robert's rule, it feels a bit "strange", but I do want to use this time to say a few words.

Pete started to serve our Waterside III family in 2004, and in some fashion served us throughout 2024, he was off for a few years, but always involved.

Pete was key through the development of our security needs, 2 renovations, appropriate Document rewrites, conflict resolutions with the Town over property lines, establishment of a functioning Financial Reserve method, setting up WS 3 Property Management System, an integral and founding member of EBIA's Stormwater Team.

He supported me in all of my questions and in my desire to help the condo. I can't express how much I appreciated his unwavering drive to support the community and building throughout his tenure and especially during the Hurricane Ian recovery.

THANKS PETE.

Scott then made the following motion to accept the resignation.

I move that we accept the resignation, although we and moreover I do it with a heavy heart but also with immense gratitude for the significant impact you had on Waterside III, Waterside 1,2,3 Waterside community and all of Bay beach.

Joel seconded the motion and the acceptance was unanimously approved.

5. **Receive a Motion to make Scott Kitkowski President.**

Joel Wilmoth made a motion to enact Scott Kitkowski President of the Board, Donna seconded the motion, and it passed unanimously.

6. **Receive a Motion for a replacement to the Board to complete Mr. Yeatman's term in office.**

Scott moved to select Sue Walker to complete Pete Yeatman's term and hold the role of Vice President. Jeff Lievense seconded the motion and it was unanimously approved.

7. **Owner Comments.**

Paul Martin added his own thoughts and recollections of the work Pete has done for Waterside III and the general community, and expressed his thanks and appreciation.

8. Adjournment:

A motion was made by Donna Kaiser to adjourn, Joel Wilmoth seconded, and the board agreed to end the meeting.