

**WATERSIDE III AT BAY BEACH CONDOMINIUM
ASSOCIATION, INC.
MINUTES OF THE SPECIAL MEMBERS' MEETING
September 5, 2024 2:30PM**

1. **Call to Order - Establish a Quorum:** The meeting was called to order by Pete Yeatman. Scott Kitkowski and Joel Wilmoth attended in person; Pete Yeatman, Jeff Lievense and Donna Kaiser were present on the phone. A quorum of the members was present with 48 proxies or ballots received.
2. **Proof of Notice:** The meeting agenda was mailed or emailed to all owners August 8, 2024, more than the 14 days required by the statues, and was also posted on the bulletin board.
3. **Reading and Disposal of Any Unapproved Minutes.** The team decided to delay the approval of prior members' meeting until a later meeting.
4. **New Business**
Declaration of Condominium for Waterside III, A Condominium Section 11.6 Alterations and Additions to Common Elements and Association Property By the Association. The protection, maintenance, repair, insurance and replacement of the common elements and Association Property is the responsibility of the Association and the cost is a common expense. Beyond this function, the Association shall make no material alteration of, nor substantial additions to the common elements or the real property owned by the Association closing more that Thirty-five Thousand Dollars (\$35,000) in the aggregate in any calendar year without prior approval of at a majority of the voting interests who are present and voting in person or by proxy, at an annual or special meeting called for that purpose.

The Association wishes to spend up to \$107,983.80, on Lobby alterations this calendar year to implement the plan proposed by the Waterside III Decorator and moved forward by the Board of Directors. This material alteration requires your vote.

Response:

Sylvie provided a recap of the responses.

A total of 48 responses by ballot or proxy vote.

Yes: 39

No: 9

5. **Adjournment:**

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