

# **WATERSIDE VILLAGE MASTER ASSOCIATION INC**

*A Corporation Not-for-Profit*

## **Board of Directors Meeting MINUTES**

DATE: Wednesday, January 11, 2023  
TIME: Immediately following the annual membership  
PLACE: Waterside Village Clubhouse  
300 Sunset Lake Blvd.  
Venice, FL 34293

1. Call the meeting to order and Determination of a quorum: The meeting was called to order at 1:47pm. All seven board members were present: Jeff Lapp, Jim Crane, Sonny Caldwell, Randy Alderson, Vaughan Abbott, Roger Michel, and Carol Martel.
2. Proof of Notice: Notice was posted in accordance with FL ST and the association's governing documents.
3. Approval of the previous minutes: **MOTION** made by seconded by to approve as presented. MOTION passed unanimously.
4. Establish Officer Positions: The Board approved by MOTION the following:  
President: Jeff Lapp (5 - 2 in favor)  
Vice President: Vaughan Abbott (Unanimously)  
Treasurer / Secretary: Jim Crane (Unanimously)  
Directors: Roger Michel, Carol Martel, Randy Alderson, and Sonny Caldwell (Unanimously)
5. Confirm Bank Signature Cards (President and Treasurer)
6. Discuss 2023 Planned Projects and Tasks and Appoint Committees
  - Clubhouse WiFi: Vaughan has contacted Comcast and is working to set up the business account.
  - Irrigation: DMK Engineering has previously worked on wells. Sunstate recommended the Board consider reclaimed water. MOTION made by Vaughan, seconded by Roger to approve a feasibility study by Rick Schappacher regarding reclaimed water. Jeff Lapp and will be the Board liaison for this project. MOTION passed unanimously.
  - Master Cable Contract: Randy and Jim Crane volunteered to lead this committee. This committee will review options for a community-wide contract. Jon Norton volunteered to serve on this committee.
  - Master Landscaping Contract: Vaughan outlined pending projects with Artistree. Roger and Vaughan volunteered to lead this committee.
  - Maintenance Items / Schedule
  - Pools and Clubhouse: Norwalk pool pending repairs. Jim and Carol volunteered for this committee. Jim suggested re-strapping the chaise loungers. Jim and Carol will follow up with Florida Patio Furniture.
  - Ponds: Sonny and Jeff volunteered to lead this committee.
  - ARC: TABLED. Jeff commented that the ARC needs to be addressed but I feel we should do that as a board before we establish a chairperson.

**OFFICIAL COMMITTEE LEADS:**

- Social/Clubhouse - Carol
- Budget/Finance - Jim
- Recreation - Jeff
- Grounds (Landscaping/Maintenance) – Roger and Vaughan
- Ponds/Irrigation – Jeff, Sonny, and Vaughan
- Pools/Grills - Jim
- Venice Center - Sonny/Randy

7. Approve Dumpster Enclosure Material Design Options: MOTION made by Roger, seconded by Carol to establish a guideline to approve white vinyl or wood for dumpster enclosures.  
Randy is not in favor of two materials.  
Vaughan is not in favor of white.
8. Discuss Storm Clean Up / Approve any necessary expenses
  - Nelson Tree Service is working on the storm debris pick up. This was approved by the Master Board on Monday, 1/9.
  - Green Tops was hired by the Master Board. There is an outstanding bill.
10. Owners' comments
11. Next Meeting Date: Wednesday, February 8<sup>th</sup> at 1:30pm at the clubhouse
12. Adjournment: With no further business to discuss, the meeting adjourned at 2:50pm.

Respectfully Submitted,  
 Nicole Banks, CAM  
 For The Board of Directors Waterside Village Master Association, Inc.