



Artisti at Venetian Golf and River Club POA, Inc ANNUAL MEMBERSHIP MEETING

Monday December 17th, 2024, at 11AM

CALL TO ORDER: The Annual Members Meeting of Artisti Property Owners Association, Inc. was called to order at 11:04AM by President Kenneth Smaha.

PROOF OF NOTICE AND DETERMINATION OF A QUORUM: It was confirmed proper notice had been provided in accordance with Florida State Statutes and the Association's governing documents. (22) owners were present in person, via Zoom or by proxy, constituting a quorum. Lauren Wilson, MBA, CAM Manager of Sunstate Management, Inc. was also present.

APPROVAL OF ANNUAL MEETING MINUTES: A MOTION to approve the 2023 Annual Members Meeting Minutes was made by Dawn Rhodes and seconded by Ken Smaha. **MOTION PASSES** unanimously.

REPORTS OF OFFICERS:

President's Report: Ken gave a detailed report on business that occurred in 2024 for the Association. It was mentioned that the association needs volunteers to be on the Board of Directors for future years.

Treasurers Report: As attached to these corporate documents information on the association financials was reported from the November 2024 financials.

UNFINISHED BUSINESS: None

NEW BUSINESS:

ELECTION OF BOARD OF DIRECTORS: Pursuant to Florida law, an election of the directors for the Association was not required since the number of persons wishing to run for the Board was less than the number of vacancies to be filled. It was announced that the Board of Directors for 2025 will be comprised of the following members of the association:

Kenneth Smaha
Dave Potter
Dawn Rhodes

CARRYOVER: Approval of any excess of membership income over membership expenses for the year ended December 31, 2024, as defined in IRS Section 277 being applied against the subsequent tax year members' assessments, if required to comply with IRS Revenue Ruling 70-604? (If not approved, the excess could be subject to Corporate Income Tax.)

With the majority of the membership voting in favor of the Carry over the **MOTION PASSES** (22 Yes and 0 No votes).

Discussion was had by the members regarding Landscaping.

Adjournment: With no further business to discuss, Ken made a **MOTION** to end the meeting at 11:38AM.

Respectfully submitted by Lauren Wilson MBA, CAM
For Artisti Board of Directors