

# Tiziano I

## at Venetian Golf and River Club POA, Inc

**NOTICE IS HEREBY GIVEN** that the Annual Membership meeting for Tiziano I Owner's Association, Inc. will be held at the date, time and place posted below:

**DATE:** March 25th, 2025  
**TIME:** 10:00 AM The River Club and  
**PLACE:** The River Club & Virtual through Zoom

## 2025 ANNUAL MEMBERSHIP MEETING

### Minutes

**Call to Order:** The meeting was called to order by Ken Newbegin at 9:30am.

#### **Determination of a quorum of the Membership –**

Due to failure to establish a quorum of the membership a **MOTION** was made by Mario and seconded by Jim to reconvene the meeting on April 22nd, 2025, at 9:30am. All in favor **MOTION PASSES** unanimously.

The Annual Meeting of the Membership was reconvened on April 22<sup>nd</sup>, 2025, at 9:30am. A quorum was established with 23 members present both in person and by proxy.

Board members present were Ken Newbegin, President, Jim Bouquet, Secretary, David Walters, Treasurer in person.

**Proof of Notice:** Proof of notice was established by affidavit of mailing of the Notice of the Annual Meeting and was posted and noticed according to the Association Documents and Florida Statue 720.

**Approval of last year's annual meeting minutes. MOTION** made by Dave and seconded by Jim to approve the Annual meeting minutes from the 2024 Annual Meeting as presented. All in favor. **Motion PASSES** unanimously.

**President's Report:** Ken gave a detailed report of 2024 activities throughout the community.

**Treasurer Report:** Dave gave an extensive report from the year-end Financials as attached to this corporate record.

#### **New Business –**

**2025 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:

Ken Newbegin  
Jim Bouquet  
David Walters  
Mario Yuri

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**Vote on the Carryover** – With the majority of the voting members voting in favor of the carry over the **MOTION PASSES** (23/0 in favor).

### **Homeowners' Comments**

Comments were addressed from the residents regarding landscaping.

**Next Meeting Date:** March 2026

**Adjournment** – A **MOTION** was made by Ken and seconded by Mario to adjourn the meeting. With no further business to discuss, the meeting was adjourned at 9: 05am on April 22<sup>nd</sup>, 2025.

Respectfully submitted by:

Lauren Wilson MBA, CAM  
Sunstate Management  
For the Board of Directors