

OceanTree Condominium Association, Inc.
3400 North Ocean Drive
Singer Island, FL 33404

Special Assessment Board of Directors Meeting Minutes

DATE: Thursday, August 6, 2020
HOOR: 6:30 PM
PLACE: OceanTree Club Room
3400 North Ocean Drive, Singer Island FL 33404
PURPOSE: Special Assessment Board of Directors Meeting

Call to Order & Roll Call:

Charles Zubak opened the meeting at 6:30 pm.

Roll Call: Larry Griffin (President-Via phone) Larry Law (Vice President-Via phone), Chuck Zubak (Treasurer-In person), Barbara Beal (Secretary-In person), Theresa Manziano-Santoro (Director-Via phone); Greg Oatis (Director- Via phone); Johannes Neckermann (Director-Via phone) and Frank LaMorte (General Manager-In person)

Absent: N/A

Moment of silence for those owners that passed away: Margaret Antolak and Ljiejana Neckermann

Determination of a Quorum: A Quorum was present.

Proof of Notice of Meeting: General Manager, Frank LaMorte confirmed 14-day notice was sent via electronic means and posting on common property.

Consideration and vote on the adoption of the special assessment:

Mr. Griffin gave a presentation on the importance of the assessment and how it must be done in order to keep the building in good, working condition. He also thanked all those members involved for their participation.

Mr. Neckermann asked if the owners will receive an email / letter regarding the payment amount. Mr. Larry Law asked will the check be mailed directly to OceanTree. Mr. Frank LaMorte confirmed that an email/letter will be sent, the check must be payable to OceanTree Condominium and mailed to the office.

Motion: Barbara Beal motioned to approve the Special Assessment in the amount of \$730,000 to be paid by owners as outlined within the Association Documents with a due date no later than September 7, 2020, for the purpose of covering the cost of the roof replacement and fire alarm system. Motion was seconded by Charles Zubak. The motion passed unanimously.

Motion: Chuck Zubak motioned to use any and all remaining Special Assessment monies from prior years for the purpose of the Fire Alarm installation and any other maintenance related items. Motion seconded by Barbara Beal and passed unanimously.

Adjournment: Charles Zubak motioned to adjourn the meeting at 6:55pm.