

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

Board of Directors Meeting Minutes

DATE: Thursday, December 08, 2022
HOOR: 6:30 PM
PLACE: OceanTree Club Room
3400 North Ocean Drive, Singer Island FL 33404
PURPOSE: Board of Directors Meeting

- **Call to Order & Roll Call:**

President, Larry Griffin, opened the meeting at 6:30 PM.

Roll Call: Barbara Beal called the roll with the following Directors present:

Larry Griffin (President), Chuck Zubak (Treasurer); Greg Oatis (Director); Johannes Neckermann (Director); Barbara Beal. Via phone conference call: Larry Law (Director) & Theresa Manziano-Santoro (Director).

- **Determination of a Quorum:** A Quorum of the Board was present.
- **Reading and disposing of unapproved minutes;** Chuck Zubak motioned to approve the prior meeting minutes. Motion was seconded by Johannes Neckermann and passed unanimously.
- **President's Report:** Larry Griffin welcomed everyone to the meeting and opened with a moment of silence for the passing of Jackie Dzieck. Larry expressed his appreciation for the way the building's grounds look. "We are making progress and appreciate everyone involved in the enhancing of our community". Larry ended his report by updating everyone on the upcoming mold remediation project that will start in the coming months
- **Treasurer's Report:** Chuck reported that the association is handling the funds effectively. We will continue our aggressive financial oversight and are confident we will end December in a stable cash operating position.
- **Manager's Report:** Frank gave his report. In summary, we are performing daily maintenance functions well and will continue to change out all a/c filters on an every 4-month basis. Our A/c pump is in the process of obtaining bids to repair a very minor leak. The cost is estimated to be between \$15-\$25k. I anticipate the proposals to be delivered to me no later than January 2023.

- **Unfinished Business:** No unfinished business.

- **New Business:** Mold Remediation Contractor Discussion

After reviewing a number of proposals delivered to Oceantree, it was determined that the best contractor for the job would be Servpro of North Palm Beach doing business as Cleaning Specialist Inc. Chuck Zubak motioned to approve Servpro as the contractor for the Mold Remediation project with Johannes Neckermann seconding the motion. All board members approved the vote.

Owner Comments: The meeting included participation from conference callers and present condominium members. One owner asked how the beach service works. She was asked to pay for additional chairs so she wanted to know how many chairs are owners allowed to get. The answer is that each owner receives up to 2-chairs and an umbrella. If an owner would like additional chairs, the owner will be required to pay \$20.00 per chair per day.

Adjournment. Chuck motioned to adjourn the meeting. Motion was seconded by Johannes. The meeting was adjourned at 7:20 PM.

Signed:

By: 

Position: Secretary

Date: 1/12/23