

# OceanTree

CONDOMINIUM ASSOCIATION, INC.

## MINUTES

NOVEMBER 14, 2019

CLUBHOUSE BOARD ROOM

<b>MEETING TIME DURATION</b>	6:30 pm – 7:00 pm
<b>TYPE OF MEETING</b>	Special Meeting- Voting: Waiving of Reserves
<b>PROOF OF NOTICE</b>	October 14, 2019
<b>CERIFY QUORUM</b>	7/0
<b>ATTENDEES</b>	Gene Tucker, Larry Law (via phone), Michael Griffin, Robert Robinson, Al Kagan, Lawrence Weiss (via phone), Chuck Zubak, Lisa Hamlin, General Manager and 32 homeowners

### Agenda topics-

#### NEW BUSINESS

<b>VOTING: WAIVING OF RESERVES</b>	Gene Tucker motioned: To accept no reserve funding for 2020 with a count of 82. Second: Chuck Zubak Vote: 7/0
<b>DISCUSSION</b>	There were 95 votes submitted - 93 were proxies and 2 were from ballots. 82 votes for no reserve funding; 13 votes for fully funded reserves.
<b>ADJOURNMENT</b>	Chuck Zubak motioned: To adjourn the meeting at 6:26 pm. Second: Gene Tucker Vote: 7/0

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## MINUTES

NOVEMBER 14, 2019

CLUBHOUSE BOARD ROOM

<b>MEETING TIME DURATION</b>	7:00 pm – 9:20 pm
<b>TYPE OF MEETING</b>	2020 Budget Meeting and Board of Directors Meeting
<b>PROOF OF NOTICE</b>	October 14, 2019
<b>CERIFY QUORUM</b>	7/0
<b>APPROVAL OF MINUTES</b>	Chuck Zubak Motioned: To approve the April 11, 2019 minutes Second: Michael Griffin
<b>ATTENDEES</b>	Gene Tucker, Larry Law (via phone), Michael Griffin, Robert Robinson, Al Kagan, Lawrence Weiss (via phone), Chuck Zubak, Lisa Hamlin, General Manager and 31 homeowners

## Agenda topics-

### OFFICERS REPORTS

<b>PRESIDENT</b>	<p>President Gene Tucker asked for a moment of silence for the passing of Mr. Albert Girgenti who was the owner of units #101 and #102.</p> <p>Gene welcomed everyone to the meeting and informed them of some of the issues in the building: Have dealt with and repaired a number of plumbing leaks the last few months.</p> <p>Termites in #1102 #1202 and what has been done to exterminate them and the ongoing process to prevent reoccurrence.</p> <p>Issues with the privacy walls needing to be replaced or repaired.</p> <p>Issues on the 19<sup>th</sup> floor including humidity and mold remediation. Still working on the humidity on the higher floors and have installed a dehumidifier on the penthouse floor. Seems to be working but needs further investigation</p> <p>Everybody is enjoying the new pool furniture.</p> <p>Issue with the iguanas on the island and particularly the ones on OceanTree property that are causing problems in the pool area and eating the flowers.</p> <p>Having more and more false fire alarms, and we are now being charged when fire department comes out, and it is also becoming a safety hazard. This issued on the agenda.</p> <p>Roof leak was repaired and replacement of the roof is on the agenda.</p> <p>The fire safety requirements have now been extended out to 2024 by the State of Florida.</p> <p>Explained the law regarding responsibility of owners for damages done to their units caused by leaks, termites, etc.</p>
<b>TREASURER</b>	Michael Griffin motioned: Approval of Treasurer's report. Second: Chuck Zubak Vote: 7/0

See Attached

<b>2020 PROPOSED BUDGET</b>	Gene Tucker motioned: To approve the 2020 proposed budget with the maintenance fees at \$2525 per quarter. Second: Chuck Zubak Vote: 7/0
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### UNFINISHED BUSINESS

<b>FIRE SAFETY</b>	Gene Tucker motioned: To approve Wayne Automatic to replace the fire panel and alarms in the amount of \$295,000. Second: Chuck Zubak Vote: Yes; Gene Tucker, Chuck Zubak, Michael Griffin, Al Kagan, Robert Robinson, & Larry Weiss. No; Larry Law Motioned passed: 6/1
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<b>DISCUSSION</b>	Robert Robinson added: Not to take the money out of the operating account. The alarm panel is original and has been setting off the alarm causing the fire department to come.
<b>ARCHETYPE ENGINEER</b>	Gene Tucker motioned: To hire Archetype Engineer for Task 1 in the amount of \$3,200. Second: Michael Griffin Vote: 7/0
<b>DISCUSSION</b>	Task 1 will include a complete permit set of drawings for the repair of the balcony privacy walls.

NEW BUSINESS

<b>RATIFICATION: HULETT ENVIRONMENTAL SERVICES-TERMITE CONTRACT</b>	Gene Tucker motioned: To ratify the proposal for Hulett Environmental Service- Termite Contract. Second: Chuck Zubak Vote 7/0
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<b>WAYNE AUTOMATIC: WIRELESS MONITORING FIRE ALARM &amp; INSPECTIONS</b>	Chuck Zubak motioned: To accept the Life Safety Agreement and wireless monitoring with Wayne Second: Michael Griffin Vote 7/0
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<b>GARAGE KEEPERS INSURANCE</b>	The Board decided that this is not a board decision, but the manager's decision.
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<b>ELECTRICAL PREVENTATIVE MAINTENANCE</b>	Gene Tucker motioned: To accept the energized and de-energized electrical inspection of critical gear for the three years and the Arc Flash Risk. Second: Robert Robinson Vote: 7/0
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<b>ROOF</b>	Tabled to the next meeting. The Board will be getting bids for a re-roof.
<b>DISCUSSION</b>	Bids were brought to the Board from three vendors to either re-roof or do a restoration on the roof. Doing a restoration would require repairing area of the roof. The Board decided it was better re-roof. We would be getting a 20 year warranty vs a 10 year warranty and the price difference was minimal. Homeowners at the meeting voiced their opinion that they would like to have a new roof instead of a roof restoration.

<b>FOUR JAYS CONSULTING</b>	Tabled to the next meeting.
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<b>DISCUSSION</b>	Four Jays is a mechanical engineer to assist in evaluating the performance defects with corridor cooling and exhaust fan units.
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<b>19<sup>TH</sup> FLOOR ISSUES; SUPER RESTORATION PROPOSAL</b>	Gene Tucker motioned: To hire Super Restoration to address the 19 <sup>th</sup> floor mold and have each floor testing for any type of growth. Second: Chuck Zubak Vote: 7/0
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<b>DISCUSSION</b>	Homeowners at the meeting voiced their opinion to have the floors tested.
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<b>RATIFICATION; RESOLUTION EXPENSE ALLOCATION</b>	Gene Tucker motioned: To ratify the resolution expense allocation proposed at the April 11, 2019 meeting. Second: Chuck Zubak Vote: 7/0
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SOCIAL COMMITTEE

	Mrs. Butkus went over the social committee upcoming events.
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OWNERS COMMENTS/ CORRESPONDENCE	Letters sent to the Board; Theresa Manzia: She would like to be able call in for Board meetings. Will look into a speaker system. Daphne Bogden: The 19 <sup>th</sup> floor issue. She would like to know what is happening with the 19 <sup>th</sup> floor mold issue. This was addressed in the meeting. Lynn Abraham: Who is responsible for repairs? The homeowner is responsible for any damage in their unit. An email was sent out in Jan. 2019 addressing this.
ADJOURNMENT	Chuck Zubak motioned: To adjourn the meeting at 9:20 pm pm. Second: Gene Tucker Vote: 7/0