

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

**Special Assessment & Board of Directors Meeting Minutes**

**DATE:** Thursday, November 10, 2022  
**HOUR:** 6:30 PM  
**PLACE:** OceanTree Club Room  
3400 North Ocean Drive, Singer Island FL 33404  
**PURPOSE:** Special Assessment & Board of Directors Meeting Minutes

**Call to Order & Roll Call:**

Chuck Zubak opened the meeting at 6:32 PM.

**Roll Call:** Barbara Beal called the roll with (5) present and (2) Absent.

Present: Larry Griffin (Present); Chuck Zubak (Treasurer); Barbara Beal (Secretary); Johannes Neckermann (Director); Theresa Manziano-Santoro (Director) and Frank LaMorte General Manager

**Determination of a Quorum:** A Quorum of the Board of Directors present.

**Proof of Notice of Meeting:** General Manager, Frank LaMorte, confirmed the posting & mailing of the Special Assessment Meeting notice.

**Reading and disposing of unapproved minutes:** Barbara Beal motioned to approve the previous minutes as written. The motion was seconded by Theresa Manziano-Santoro. The motion passed without objection.

**President's Report:** Larry & Chuck spoke about the need for the Special Assessment to help pay for the hallway mold remediation and repairs. Larry, via phone, commented on the completion of the Privacy Wall project and that the privacy walls looks great. Larry also mentioned that the hallway project will start once the Board agrees on a contractor. The decorator / designer is in the process of going through the proposals and will advise the Board of her contractor suggestion within the next 30-days.

**New Business:** Motion by Theresa Manziano-Santoro and seconded by Johannes Neckermann to approve a Special Assessment in the amount of \$730,000 to use for: 1) Repayment of Operating account loan from the Special Assessment in the amount of \$120,000; 2) common area hallway mold remediation and other repairs that may be needed. The Special Assessment payment due date is January 15, 2023. The motion was approved without objection.

**Unit Owner Comments:** Gene Tucker (Owner-1702) commented that OT's quarterly dues are less than a lot of the other condominiums on the Island. Chuck Zubak read a letter from Mr. Brilliant (Owner-1607) about the need to increase the employees' rate of pay. Chuck explained that the payroll budget for 2023 has been raised.

**Adjournment.** Chuck Zubak motioned to adjourn the meeting at 6:45 PM. Mr. Neckermann seconded with all approving the adjournment.

**Signed:**

**By:** \_\_\_\_\_

**Position:** Secretary

**Date** 11/17/22

OceanTree Condominium Association