

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

Board of Directors Meeting Minutes

DATE: Thursday, April 14, 2023
HOUR: 6:30 PM
PLACE: OceanTree Club Room
3400 North Ocean Drive, Singer Island FL 33404
PURPOSE: March Board of Directors Meeting

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

President, Larry Griffin, opened the meeting at 6:35 PM.

Roll Call: Barbara Beal called the roll with the following Directors present: Larry Griffin (President), Chuck Zubak (Treasurer); Greg Oatis (Director); Larry Law (Director). Theresa Manziano-Santoro (Director) Absent: Johannes Neckermann (VP);

- **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 Greg Otis. Motion passed unanimously.
- **President's Report:** Larry Griffin welcomed everyone to the meeting and asked for a moment of silence for the passing of Jane Heitbrink.

Larry reported that the hallway contract with Chandler Construction has been executed and that the work commenced on April 5th with the removal of hallway carpets. The removal of tile started on April 11th and will continue until completed. The installation of hallway mold containment area commenced on April 11th with wallpaper removal starting on the Penthouse floor on Friday, April 14th. The work will be monitored by AirMD who is the mold assessment company hired to ensure the work is being completed properly. The work schedule is to continue with mold remediation on three floors at a time. As we complete each floor, we will bring in other trades to start their work. The entire project is scheduled to take 8-months to complete but may be extended should supply chain disruptions be experienced and if scope of work is modified. The month of April is our last scheduled meeting until the fall months. However, we will, most likely, have a Special Assessment meeting sometime over the next 30-60 days. The Special Assessment funds will go towards the mold remediation and hallway project and any other major replacement item(s). Since a Special Assessment date has not yet been set, we will alert the owners with a 14-day required Special Assessment notice once we determine when the meeting will be held.

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Mr. Greg Otis (Director) commented on a very disturbing trend that he hopes will stop. He is hearing that a very small number of unit owners / renters are being rude and verbally abusive to our staff and hopes that this lack of respect will not continue. After all, the staff are here for the benefit of us all. An example of staff abuse occurred not so long ago when an owner was told about a violation at which point the owner became angry and took out their frustrations on one of our employees. Our employees are only doing their job and should not have to be abused for doing their job, so please see the Manager if you or someone you know has an issue that cannot be resolved. Exploding on staff will not be tolerated.

- **Treasurer's Report:** Chuck reported that the association's operating account as of April 13, 2023 has \$234,600 with \$653,000 in the Special Assessment account. We will have significant outflows over the next 30-60 days due to the a/c pump replacement installation and the renewing of our building's insurance. We will have an insurance number to look at within the next 30-days but we do not expect it to be lower than a 25% increase. We base this increase on the information we received from our insurance agent who explained that other Singer Island buildings are being renewed by Citizens at this increase percentage.
- **Manager's Report:** Frank highlighted his report that will be part of this meeting's minutes.
- **Unfinished Business:** N/a
- **New Business:** N/a
- **Social Committee:** Barbara was elated to see 13 people attend the Luncheon. The Bye-Bye Birdie had 40 people in attendance. It was a lovely night. She hopes that more people will get involved next season.

Owner Comments: We received several owner comments at the meeting. Two owners commented on how some people feel that they can just leave their trash all over the place. A suggested solution is to email a copy of our Rules and Regulations to the owners.

Adjournment. Chuck motioned to adjourn the meeting which was seconded by Barbara Beal. The meeting was adjourned at 7:01 PM.

Signed: 

By: _____

Position: Secretary

Date: 5/11/23