

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

2023 Annual Meeting Minutes

DATE: Saturday, February 11, 2023
HOUR: 10:00 AM
PLACE: OceanTree Club Room
3400 North Ocean Drive, Singer Island FL 33404
PURPOSE: 2023 Annual Meeting of the Membership

- **Call to Order & Roll Call:**
Chairperson, Larry Griffin, opened the meeting at 10:05 AM. Those present totaled 47 while those represented by proxy totaled 27. Conference call callers totaled 0 giving a grand total of 74 owners that participated in this year's Annual Meeting.
- **Appointment of an Impartial Election Committee:**
The Election Committee consisted of (4) Impartial members who were charged with collecting any remaining ballots, opening the ballot envelopes and counting the votes. This process was overseen by an OceanTree staff member who then submitted the vote count to the Chairperson.
- **Proof of Notice of meeting:**
Frank LaMorte, General Manager, confirmed that the notice to owners was either hand delivered, sent via electronic means or mailed using the US Postal Service. An Affidavit of Mailing was completed and notarized.
- **Approval of Prior Minutes:**
The prior year's Annual Meeting minutes was approved at an earlier meeting.
- **Reports of Committees:**
Mr. Larry Griffin welcomed everyone to the 2023 Annual Meeting. Larry gave his report on the state of the building and a more detailed explanation on the Halfway project that will commence within the next few weeks. Larry answered many questions from those in attendance.
- **Financial Report:**
Chuck Zubak gave his financial report and concluded with the year-end unaudited balance lower than anticipated due to an increase in insurance expense. This year's insurance increase will exert a downward pressure on our operating budget for 2023. Lastly, Larry stressed the importance of continued building maintenance and improvements that will continue to take place through 2023.
- **Manager Report:**
Frank LaMorte, General Manager gave a brief report on the condition of the A/c system, elevators and landscaping. Frank answered an owner's question relative to the elevators' emergency phone system which Frank responded by confirming that calls do go directly to the front desk. However, we will look into either

having the front desk personnel forward the calls to their personal cell phone when away from the desk or OceanTree will purchase a cell phone specially for this purpose.

- **Social Committee:**

Barbara Butkus gave her report along with the many events for the upcoming year. Her notices will continue to be posted in the elevators as long as space allows.

- **Phone Call-Ins:**

We had zero residents call in for this meeting.

- **Unfinished Business:**

No Unfinished Business on the Agenda

- **New Business:**

No New Business on the Agenda

- **Election Results:**

The Election Committee chairperson, Pam Dezek, submitted the ballot count to Frank LaMorte, General Manager, who read the results as follows:

- 1) Larry Griffin received 80 votes
- 2) Charles Zubak received 67 votes
- 3) Barbara Beal received 62 votes
- 4) Johannes Neckermann received 67 votes
- 5) Larry Law received 65 votes
- 6) Theresa Manziano-Santoro received 57 votes
- 7) Gregory Otis received 60 votes
- 8) Nicole Vucenich received 44 votes

- **Adjournment:**

The 2023 Annual Meeting adjourned at 10:50 am.

Signed: 

By: _____

Position: Secretary

Date: 5/11/23