

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

**Board of Directors Meeting Minutes**

**DATE:** Thursday, January 12, 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 6:30 PM.

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

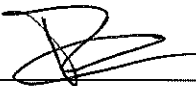
Larry Griffin (President), Chuck Zubak (Treasurer); Greg Oatis (Director); Johannes Neckermann (Director); Larry Law (Director). Theresa Manziano-Santoro (Director) Absent.

- **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, and was seconded by Larry Law. Motion passed unanimously.
- **President's Report:** Larry Griffin welcomed everyone to the meeting and commented on how pleased he is with how the building is starting to look., We will be starting the mold remediation, carpet removal, tile removal and door trim sanding and prep work as soon as we approve a contractor. Larry wanted everyone to know that the work will be noisy and there will be some inconveniences. We plan on work on 4-6 floors at a time in order to complete the project by the end of 2023.
- **Treasurer's Report:** Chuck reported that the association's operating account is in performing well and that we anticipate an increase in the insurance premiums for 2023
- **Manager's Report:** Frank gave a brief report by speaking about the beach chairs and the need to either purchase new chairs, lounges and umbrellas or an alternative to our agreement with Island Beach Services.
- **Unfinished Business:** N/a
- **New Business:** N/ a

**Owner Comments:** The meeting included participation from conference callers and present condominium members.

Social Committee Report: Barbara Butkus gave her report.

**Adjournment.** Chuck motioned to adjourn the meeting. It was seconded by Johannes. The meeting was adjourned at 7:30 PM.

Signed:   
By: \_\_\_\_\_  
Position: Secretary  
Date: 5/11/23