

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

Board of Directors Meeting Minutes

DATE: Thursday, September 14, 2023
HOUR: 7:07 PM
PLACE: OceanTree Club Room
3400 North Ocean Drive, Singer Island FL 33404
PURPOSE: September Board of Directors Meeting

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

President, Larry Griffin, opened the meeting at 7:07 PM.

- **Roll Call:** Barbara Beal called the roll with (4) present; (3) on phone; (0) Absent.

Present: Larry Griffin (President); Chuck Zubak (Treasurer); Barbara Beal (Secretary) & Johannes Neckermann (VP). On Phone: Theresa Manziano-Santoro (Director); Greg Otis, Director) & Larry Law (Director)

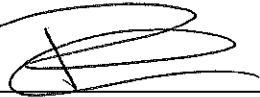
- **Determination of a Quorum:** A Quorum of the Board was present.
- **Reading and disposing of unapproved minutes;** Past minutes were approved by the Board of Directors at the Special Assessment Meeting dated September 14, 2023.
- **President's Report:** Larry Griffin welcomed everyone to the meeting and asked for a moment of silence for both Kathy Ramsey and Lillian Perantie. Larry commented on the watermain leak that we experienced last week. We had it repaired within two days of finding the leak at a cost of \$10,000 with a water loss expense of \$8,500.

Lastly, the Board will be voting this evening on two items: 1) Backflow gate valves and 2) cooling tower fills. Larry reconfirmed that there will be additional assessments as we move forward improving the building.

- **Treasurer's Report:** Chuck reported the following account balances: Operating account totals: \$167,000. The Special Assessment account totals: \$264,000.
- **Manager's Report:** We are working within our 2023 budget but as expenses rise our 2024 budget be need to be increased accordingly. We will be replacing a wind caused fallen palm tree located at the west end of building where the emergency stairwell is located. After inspecting other palms in that area, we noticed at least two more that should be removed due to hollowed out centers.
- **Unfinished Business:** N/a

- **New Business:** Motion by Chuck Zubak to approve the (2) backflow gate valves replacement costing \$7,500 and to replace the cooling tower fills at a cost of \$75,000. The motion was seconded by Barbara Beal. The motion passed without objection.
- **Owner Comments:** The meeting included participation from callers and those present.
- **Social Committee:** Mrs. Hess gave her social committee report encouraging everyone to get involved.
- **Adjournment.** Chuck motioned to adjourn the meeting. It was seconded by Johannes. The meeting was adjourned at 7:24 PM.

Signed:

By:  _____

Position: Secretary

Date 11 / 20 / 23