

BOARD RESOLUTION
OF
OCEANTREE CONDOMINIUM ASSOCIATION


We, the undersigned, being the Directors of OceanTree Condominium Association, having its principal place of business at 3400 N. Ocean Drive, Singer Island, Florida 33404, (the "Corporation"), hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Directors of the Corporation duly held and convened on April 11, 2019, at which a quorum of the Board of Directors was present and voting throughout, and that such resolution has not been modified, rescinded or revoked, and is at present in full force and effect:

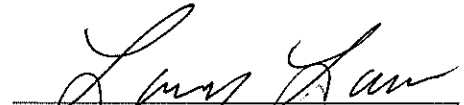
Therefore, it is resolved:

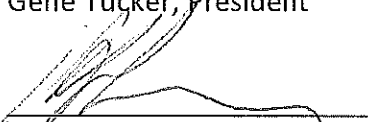
The Board grants:

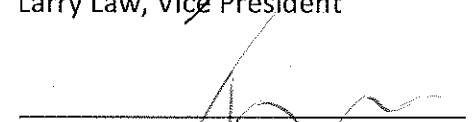
Property Manager has an expense allocation up to \$5,000.

Acting President has an expense allocation up to \$10,000



Gene Tucker, President


Larry Law, Vice President


Robert Robinson, Treasurer

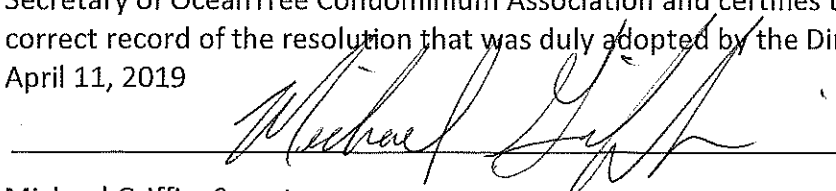

Al Kagan, Director


Lawrence Weiss, Director


Chuck Zubak, Director

CERTIFICATE OF SECRETARY

The Secretary of the Corporation hereby certifies that he/she is the duly elected and qualified Secretary of OceanTree Condominium Association and certifies that the above is a true and correct record of the resolution that was duly adopted by the Directors of the Corporation on April 11, 2019


Michael Griffin, Secretary

**RESOLUTION OF THE BOARD OF DIRECTORS OF
OCEANTREE CONDOMINIUM ASSOCIATION, INC.**

A meeting of the Board of Directors of OCEANTREE CONDOMINIUM ASSOCIATION, INC. was held on the 9th day of April, 2009.

On call, a quorum was found to be present.

On motion duly made and seconded, the following Resolution was passed:

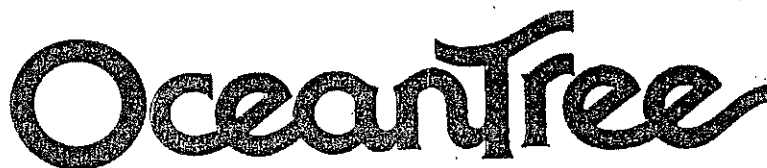
RESOLVED, that the following rule shall be adopted concerning the assignment of rent:

As a condition for lease approval, the Unit Owner and Lessee shall agree to the following: In the event the Unit Owner is delinquent in the payment of any assessment for more than thirty (30) days, the Association may notify the Lessee of the delinquency and in such event, the Lessee shall be obligated to commence paying all future rent payments to the Association, until the delinquent assessments and related charges are paid in full to the Association. At such time, the Lessee shall resume paying rent to the Unit Owner. During the period of time that the Lessee is paying his rent to the Association, the Unit Owner may not evict the Lessee for non-payment of rent. However, if the Lessee does not pay the rent to the Association as required herein, the Association shall have the authority to evict the Lessee. In such an event, the Unit Owner shall be obligated to reimburse the Association for the costs and attorneys fees incurred by the Association.

**OCEANTREE CONDOMINIUM
ASSOCIATION, INC.**

BY:


President



CONDOMINIUM ASSOCIATION, INC.
3400 N. Ocean Dr., Singer Island, FL 33404
561-845-6050; Fax: 561-845-0158

**RESOLUTION OF THE BOARD OF DIRECTORS
OCEANTREE CONDOMINIUM ASSOCIATION, INC.**

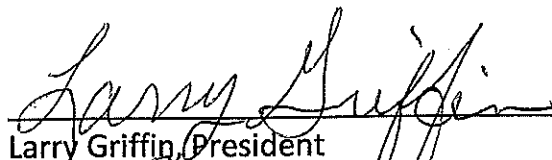
BE IT RESOLVED THAT in compliance with Florida Statute 718.116(3), the Association may impose an administrative and/or late fee of the **greater of \$25 or 5%** of the installment of the delinquent assessment. Delinquent assessments are defined as any payment received by the Association or its agent more than 15 days from the due date. This resolution sets fees for delinquent payments of any assessment, whether regular or special, as follows:

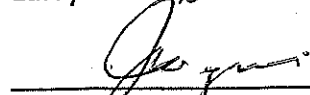
- 1st Late Payment within a 12 month period – a \$35 fee is added
- 2nd Late Payment within a 12 month period – a \$75 fee is added
- 3rd Late Payment within a 12 month period – a \$100 fee is added

In compliance with the Association Declaration, Art 18.3, amended March 22, 1988, assessments and installments not paid when due shall bear interest at the highest rate allowable by law. Interest begins to accumulate at the rate of 18% per annum beginning with the 30th day of the delinquency and continues until payment is made. All monies collected after the first notice of delinquency are applied as follows:

- a. Late Fees
- b. Interest
- c. Attorney fees (if any)
- d. Assessment amounts

Additionally, the Board may, at its discretion, provide five (5) days notice to the owner and declare due and payable all assessments applicable to the unit for the fiscal year in which the delinquency occurs.


Larry Griffin, President


John Uguccioni, Secretary

3/12/09
Date

3/12/09
Date

POLICY FOR TRAVEL & EXPENSE REIMBURSEMENT

Board Members and employees of OceanTree Condominium Association shall be reimbursed for reasonable travel costs and other expenses incurred in conjunction with authorized business and the performance of job related responsibilities.

Travel reimbursement requires prior oral approval by the employee's immediate supervisor and reimbursement form should include the purpose of travel and amount and the form should be signed & dated by the employee.

Travel utilizing a privately owned vehicle will be reimbursed @ the rate established by the Internal Revenue Service unless the individual is covered by a bargaining agreement establishing a different reimbursement rate. Mileage will be reimbursed based on the most direct and safest route.

A handwritten signature in black ink, appearing to read 'Chuck Zubak', written in a cursive style.

Chuck Zubak President
March 15, 2018

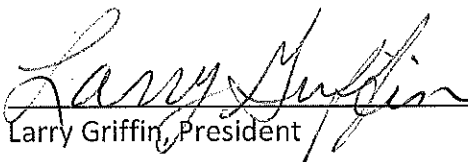
Original attached

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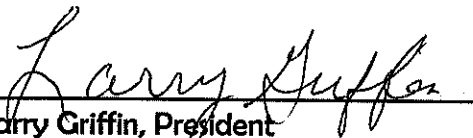

Larry Griffin, President



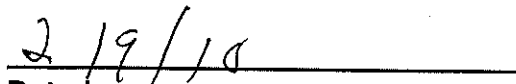
CONDOMINIUM ASSOCIATION, INC.
3400 N. Ocean Dr., Singer Island, FL 33404
561-845-6050; Fax: 561-845-0158

**RESOLUTION OF THE BOARD OF DIRECTORS
OCEANTREE CONDOMINIUM ASSOCIATION**

BE IT RESOLVED that there shall be no open houses held on the property of OceanTree Condominium for the purpose of promoting the sale or lease of any unit and neither shall any signs be allowed for advertising of any kind on the property or common areas.


Larry Griffin, President

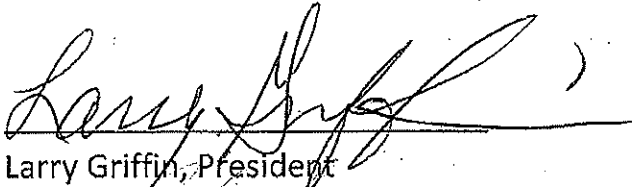

John Uguccioni, Secretary

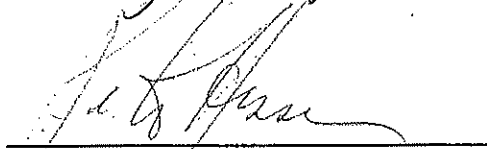

Dated

**RESOLUTION OF THE BOARD OF DIRECTORS
OCEANTREE CONDOMINIUM ASSOCIATION, INC.**

At a meeting of the Board of Directors on December 9, 2010 the following resolution was adopted.

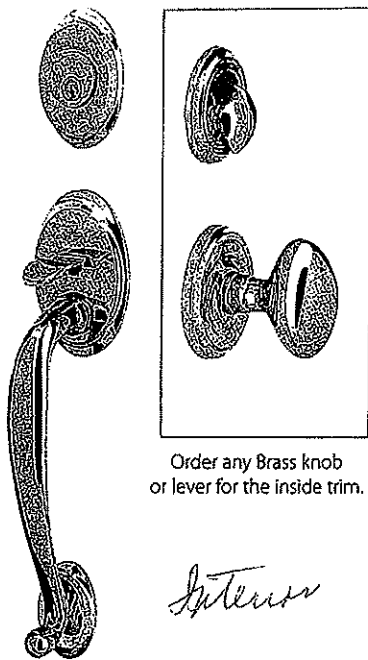
BE IT RESOLVED that all hardware currently installed on the exterior hallway doors of the units within the Association shall be grandfathered in and considered to be accepted by the Board of Directors. All future hardware replacements must be approved prior to installation, in writing, by the Board of Directors and/or Association Manager and must conform to the type and style and color of the hardware in the attached photo.


Larry Griffin, President


Peter Hesse, Secretary

ENTRANCE HANDLESETS - BRASS TUBULAR

Saratoga Trim

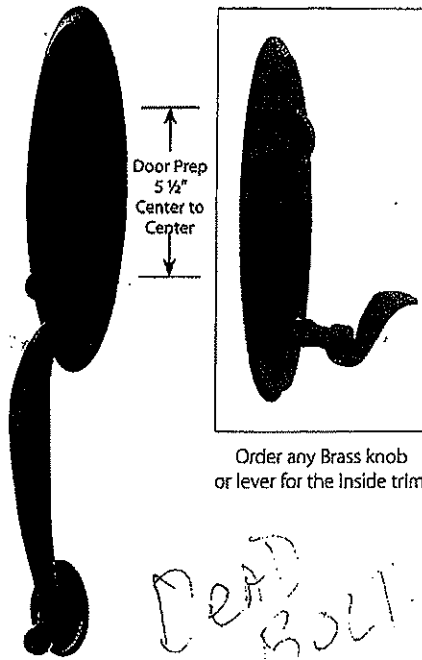


Order any Brass knob or lever for the inside trim.

Interior

Marietta Trim

Door Prep 5 1/2" Center to Center

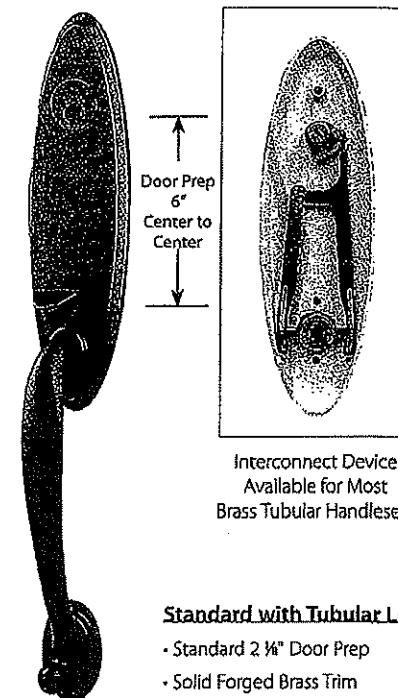


Order any Brass knob or lever for the inside trim.

Dead Bolt

Marietta-6 Trim

Door Prep 6" Center to Center



Interconnect Device Available for Most Brass Tubular Handleset

Standard with Tubular Lc

- Standard 2 1/4" Door Prep
- Solid Forged Brass Trim
- Schlage C Keyway

Saratoga Style

	Product Code	Knob or Lever Style for Inside Trim	Finish	List Price
Single Cylinder	4410	See Page 4 for Brass Knob & Lever Options.	French Antique (US7)	\$212.00
Double Cylinder	4420		Oil Rubbed Bronze (US10B)	\$212.00
Dummy	4400		Satin Nickel (US15)	
			Pewter (US15A)	\$212.00
			Flat Black (US19)	
			Polished Chrome (US26)	\$212.00
			PVD-Lifetime	

Marietta Style

Description	Product Code	Knob or Lever Style for Inside Trim	Finish	List Price
Single Cylinder	4411	See Page 4 for Brass Knob & Lever Options.	French Antique (US7)	\$242.00
Lever	4421		Oil Rubbed Bronze (US10B)	\$242.00
	4401		Satin Nickel (US15)	
			Pewter (US15A)	\$242.00
			Flat Black (US19)	
			Polished Chrome (US26)	\$242.00
			PVD-Lifetime	

Marietta-6 Style

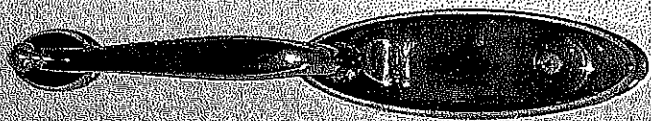
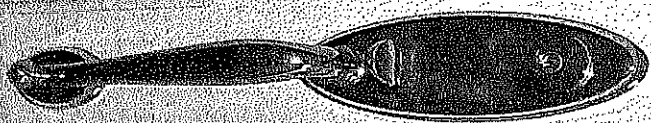
Description	Product Code	Knob or Lever Style for Inside Trim	Finish	List Price
Single Cylinder	4412	See Page 4 for Brass Knob & Lever Options.	French Antique (US7)	\$242.00
Double Cylinder	4422		Oil Rubbed Bronze (US10B)	\$242.00
Dummy	4402		Satin Nickel (US15)	
			Pewter (US15A)	\$242.00
			Polished Chrome (US26)	
			PVD-Lifetime	\$242.00

Interconnect Device Not Available for Double Cylinder

Available for Marietta 5 1/2" C-to-C Style	Product Code: 443	List Price: \$54.00
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Handing Required if Lever Used on Inside or if Interconnect Device is Specified.

Standard latch is for 2 3/8" backset. Specify 2 1/4" backset if required.



1701 & 1702

At the October 12, 2017 Board Meeting, Chuck Zubak, President, advised the membership that our maintenance would not be offering shutter services to owners as we have in the past. Owners will be responsible for closing and opening their own shutters during periods of absence or in preparation for and after a storm. It is of utmost importance that owners protect their units as well as their neighbors and many of the shutters are in poor condition and/or they do not close properly. Owners will also be responsible for having annual servicing done on their shutters and providing the Association with proof of service.

Please make immediate preparations to have someone in place that can complete the servicing and handle the responsibility for closing and opening your shutters and advise the Association office of this person's information. You may fax us at 561-845-0158 or you may email us at oceantreecondo@gmail.com with this information.

A handwritten signature in black ink, appearing to read 'C. Zubak', written in a cursive style.

Chuck Zubak, President

March 15, 2018



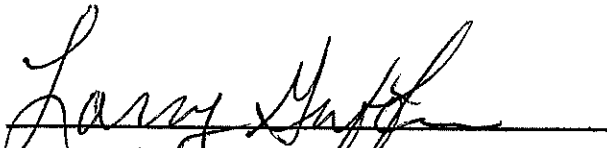
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**RESOLUTION OF THE BOARD OF DIRECTORS
OCEANTREE CONDOMINIUM ASSOCIATION, INC.**

BE IT RESOLVED THAT Officers and Directors of the Association and their family members must avoid situations which would give the appearance of a conflict of interest or any conduct which will result in personal or private gain from their position. They must restrict themselves to the scope of the duties assigned to them.

DATED: _____

4-10-08



Larry Griffin, President



John Uguccione, Secretary



CONDOMINIUM ASSOCIATION, INC.

3400 N. Ocean Dr., Singer Island, FL 33404

561-845-6050; Fax: 561-845-0158

April 19, 2016

At the April 14, 2016 Board Meeting, the Board considered the recommendations from the Rules and Regulations Committee and passed the following motions.

- 1) The Rules and Regulations have been revised to omit certain references to small children and restrictions on our pools and Jacuzzi. These Rules were revised based on requirements issued to us by The Office of Equal Opportunity in a complaint filed against OceanTree regarding our restrictions on pool use and clubroom use by children. The rules revision was approved unanimously by the Board by a motion by Chuck Zubak, seconded by Larry Law.
- 2) The contractor Rules for construction were revised to raise the refundable deposit required for heavy construction projects from \$500 to \$2,000. This increase was recommended due to the experience that the staff and residents has had with contractors when owners are not present during their project. Additionally, deliveries of any kind will not be accepted if the owner or their representative is not present to receive them. All contractors, subcontractor and associated workers must present license, insurance and permits before anyone will be allowed on site. If the project involves demolition, proof of dumpster order must be presented before the project begins. Heavy garbage will not be allowed behind the garage outside of a dumpster. This motion was made by Larry Law, seconded by Chuck Zubak and approved unanimously. This rule is effective immediately.

Lin Sommers for the Association