

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

Special Assessment Meeting Minutes

DATE: Thursday, September 14, 2023
HOUR: 6:30 PM
PLACE: OceanTree Club Room
3400 North Ocean Drive, Singer Island FL 33404
PURPOSE: Special Assessment

Call to Order & Roll Call:

Larry Griffin opened the meeting at 6:31 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 of Directors present.

Proof of Notice of Meeting: General Manager, Frank LaMorte, confirmed the posting & mailing of the Special Assessment Meeting notice.

Reading and disposing of unapproved minutes: Chuck Zubak motioned to approve the previous minutes as written. The motion was seconded by Barbara Beal. The motion passed without objection.

President's Report: Larry opened his report by thanking the owners for their patients while going through the construction process. We are making great progress. The mold remediation has been completed with the exception of the ground floor hallway. We will tackle the ground floor once we complete the majority of the upper floors. We are trying to cause as little disruption as possible.

The sprinkler system water & pipe test resulted with zero issues. We are currently moving forward with sprinkler heads replacement in both the hallway and unit locations. Floors 20 through 9 have been completed.

Both sconce and high-hat ceiling lighting is currently being installed on floor 18. The electrician will complete a floor every two days. We are progressing as scheduled.

Ceiling grid is completed from floors 20 through 5. Tile installation will commence once we have the City of Riviera Beach inspector approval.

We have had a few owners requesting approval from the Association to install door hardware that does not meet OceanTree's approved specifications. They are asking for a keyless entry lock. The Board believes that changing out the newly installed hardware will only distract from the overall look of the building. However, the Board has looked into a device that will meet the aesthetics and the owner's requirement for keyless entry. The Board settled on the "Level Locking System". This lock will allow remote access using the same lock as currently installed with only having to change-out the internal parts of the lock for it to function as a remote entry system. We encourage those owners that would like remote access to look into the Level system.

The mold remediation project was conditioned partly on OceanTree mitigating the building's humidity issue which is currently hovering around 78%. Since humidity must be below where it currently is in order to hinder mold growth, an a/c system that can lower building hallway humidity must be implemented. We contracted with Kaam Consulting Engineers to design a system that will work within our budget. The design is to replace all 32-roof fans; 2-elevator fresh air shaft openings with louvers along with replacing all 18-hallway a/c units with a "re-heat" system. We asked our vendors to submit proposals using various manufactures. The quotes pricing ranges from \$37,000 to \$24,000 per unit. We approved a test period using (2) Bosh units costing \$25,000 per unit. The timeline for receiving the units is 5-months. Once the evaluation period has ended and the units work per the engineer's specifications, we will then start purchasing the remaining 16-units.

New Business: Motion by Chuck Zubak and seconded by Barbara Beal to approve the Special Assessment in the amount of \$730,000. Each unit will be responsible to pay \$5,000 no later than October 30, 2023. The motion passed without objection.

Adjournment. Chuck Zubak motioned to adjourn the meeting at 7:05 PM. Barbara Beal seconded with all approving the adjournment.

Signed: 
By: _____

Position: Secretary
Date 11/20/23