

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

**Special Assessment Meeting Minutes**

**DATE:** Thursday, December 09, 2021  
**HOOR:** 6:30 PM  
**PLACE:** OceanTree Club Room  
3400 North Ocean Drive, Singer Island FL 33404  
**PURPOSE:** December 09, 2021 Special Assessment Meeting Minutes

**Call to Order & Roll Call:**

**Larry Griffin opened the meeting at 6:30 PM.**

**Roll Call:** Barbara Beal called the roll with (5) in person, (1) on conference call and (1) absent.

Present: Larry Griffin (President) Chuck Zubak (Treasurer), Barbara Beal (Secretary); Greg Oatis (Director); Johannes Neckermann (Director); Frank LaMorte (General Manager). Via conference call: Larry Law (Vice President), with Theresa Manziano-Santoro (Director) absent.

**Determination of a Quorum:** A Quorum of the Board was present.

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

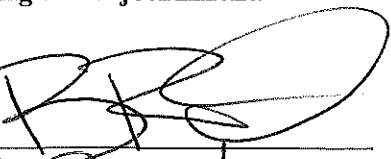
**Reading and disposing of unapproved minutes.**

**President's Report:** Larry updated the Board on the ongoing building projects progression before explaining the need for the Special Assessment. Larry confirmed the need for the additional money in order to help enhance the building's soundness and appearance.

**New Business:** Motion by Chuck Zubak and seconded by Johannes Neckermann and approved by all board members to approve the Special Assessment in the amount of \$730,000 for the use of completing the ongoing building repairs, garage repairs, tennis court deck repairs, tennis court fence replacement, garage repainting of the outside structure and any other repairs needed as such repairs may come to light. Unit owner payments due no later than February 01, 2022.

**Unit Owner Comments:** We had participation from unit owners in person and via conference call.

**Adjournment.** Chuck Zubak motioned to adjourn the meeting at 6:40 PM. Mr. Oatis seconded with all approving the adjournment.

Signed: 

By: \_\_\_\_\_

Position: Secretary

Date 1/14/22