

# **OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.**

## **ANNUAL MEETING**

**MARCH 30, 2007**

### **CALL TO ORDER AND WELCOME:**

The Oasis Singer Island Condominium Association Annual Meeting was called to order by President John Zuchowski at 9:10 AM in the conference room. Other Directors in attendance were Harold Wilkinson, Treasurer/Secretary and Robert Bertorello, Vice President. Al DeMott, President; Cherylynn Pannebecker, Property Manager and John Midgette, Building Manager were present from OPC Management, Inc. The notice of the meeting was posted in accordance with Florida Statute 718.

### **INTRODUCTIONS**

Mr. Zuchowski introduced the Board Members and Management Staff.

### **APPOINTMENT OF CHAIRPERSON**

Mr. Knispel made a motion to appoint Mr. Zuchowski as the Chairperson of the meeting, seconded by Mr. Bertorello and passed unanimously.

### **PROOF OF NOTICE OF ANNUAL MEETING:**

Mrs. Pannebecker read the affidavit of mailing and stated it would be attached to the meeting minutes.

### **APPOINTMENT OF CREDENTIALS COMMITTEE:**

Mr. Knispel moved to appoint Mr. DeMott as the credentials committee, seconded by Mr. Bertorello and the motion passed unanimously.

### **CALLING OF THE ROLL AND CERTIFYING OF PROXIES:**

Mr. Wilkinson made a motion to dispense with the calling of the roll, seconded by Mr. Knispel and carried unanimously.

### **PROOF OF NOTICE OF QUORUM**

Mr. DeMott reported that there were 15 residents represented by proxy and 6 attending in person for a total of 21, exceeding the quorum requirement of 20.

### **READING AND DISPOSAL OF ANY UNAPPROVED MINUTES**

Mr. Knispel made a motion to dispense with the reading of and approve the March 29, 2006 Annual meeting minutes as submitted, seconded by Mrs. Wilkinson and carried unanimously. Mr. Zuchowski stated that copies would be available from Mrs. Pannebecker at OPC Management, Inc.

**REPORT OF OFFICERS AND COMMITTEES**

**President's Report** – Mr. Zuchowski reported that the Oasis was in its second full year of operation after developer turnover. The first year was difficult due to the three major hurricanes that hit our area. Mr. Zuchowski reported that contractors were difficult to obtain and wanted to thank John Midgette, Mr. Worthy and Mr. Bertorello for their assistance in obtaining contracts thereby reducing the hurricane repair costs. Mr. Zuchowski thanked Mrs. Jones for the holiday decorations and Mrs. Scarmazzo for helping to take them down. Mrs. Jill Wilkinson was thanked for purchasing the holiday mailers for the gift fund.

Mr. Zuchowski stated that the hurricane shutters for the common areas have been installed.

Mr. Zuchowski thanked Mr. Knispel for his time in creating the Oasis website and stated it is a great source for information. The website address is

Mr. Zuchowski announced that Mr. & Mrs. Worthy purchased PHA during the recent auction.

Mr. Zuchowski reported that Oasis and our insurance company have agreed to a plan that will resolve our outstanding claim for the repair of the Lion Head fountain.

**Treasurer's Report:** Mr. Wilkinson reported that the audit for 2006 was approved and delivered to all residents. He reported that there are no outstanding assessments through March. Mr. Wilkinson stated that the budget was exceeded in the building maintenance line item due to many extensive repairs. He reported that the operating account has a current cash balance of \$122,000.

Mr. Wilkinson reported that the insurance premium is due in May would likely increase above the 2006-2007 level of \$152,000 but will be significantly less than the \$360,000 budgeted. Mr. Zuchowski is investigating options with his insurance agent and Mr. Wilkinson continues to investigate a self insurance program. As more information is available the Board will report back to the owners.

**Manager's Report:** Mr. Midgette stated that quarterly testing was completed. The air conditioning and elevator testing is scheduled for April. He reported on the wind damage that occurred March 17<sup>th</sup>. Most damage was to the windows on the west side of the Building B. There was also damage to one pool heater.

Mr. Midgette reported that the Board is investigating lighting for the driveways of the Oasis. Mr. Midgette thanked Mr. Bertorello for his assistance in reducing the noise level in Building B from the domestic water pumps. Building A will be completed as time allows.

**ANNOUNCEMENT OF DIRECTORS:**

Mr. Zuchowski thanked all the Directors for their time and assistance this past year. He stated that they will continue to work in the best interest of all the owners.

Mr. DeMott reported that there were three candidates who are running for the three vacant Board of Directors positions. Mr. DeMott announced that the Board of Directors for 2007 will be comprised of Harold Wilkinson, John Zuchowski and Robert Bertorello.

**UNFINISHED BUSINESS:** Unfinished business was discussed in the President's Report.

**NEW BUSINESS:**

Mr. Zuchowski stated that the Board of Directors is investigating an outdoor kitchen to be installed by the pool. This project will include a kitchen, refrigerator, lighting and a grill. Mrs. Scarmazzo requested that the Board survey the owners for their priorities for the outdoor kitchen.


Landscaping: Mr. Zuchowski reported that many new landscaping upgrades are already installed and additional new upgrades are scheduled for installation.


Music by Pool: Mr. Zuchowski reported that the Board is investigating the option for music by the pool.

The Board requested that OPC Management provide job descriptions for each employee. The Board also requested that an updated resident listing be provided and added to the website.

**ADJOURNMENT**

With no further business to come before the Association, Mrs. Wilkinson moved to adjourn the meeting at 10:50 AM, seconded by Mrs. Bertorello and the motion passed unanimously.

  
Cherylynn Pannebecker  
Recording Secretary

  
Harold Wilkinson  
Association Secretary