

# OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.

## BOARD MEETING MINUTES

NOVEMBER 21, 2008

### **CALL TO ORDER:**

The Oasis Singer Island Condominium Association Board Meeting was called to order by President, John Zuchowski at 9:05AM in the "B" Building Conference Room of the Oasis Condominium. Also in attendance was Secretary/Treasurer, Harold Wilkinson. Robert Bertorello, Vice President, was absent. In attendance from OPC Management was Alfred DeMott, Cherylynn Pannebecker and John Midgette, Building Manager. Notice was posted in accordance with Florida Statute 718.

### **APPROVE MEETING MINUTES OF MAY 2, 2008 AND MAY 9, 2008:**

Mr. Wilkinson made a motion to approve the May 2, 2008 and May 9, 2008 Board Meeting minutes as submitted, seconded by Mr. Zuchowski and passed unanimously.

### **DISCUSS AND APPROVE THE 2009 PROPOSED BUDGET:**

Mr. Zuchowski summarized the summer projects that were completed and stated that the roof project was also completed with no special assessment needed. Mr. Zuchowski reported that the spa repair, pool drain and water intrusion issue were all resolved. New awnings were installed and the building was painted.

Mr. Zuchowski discussed the option of having furniture installed under the new canvas area with the residents.

Mr. Wilkinson reported that the association was in good financial condition. He also stated that the reserve account was depleted due to the roof replacement and paint contracts. The water intrusion costs were paid from the operating account. Mr. Wilkinson stated that the association has completed all the repairs from requests of the owners for the water damage and that this program is now closed.

After discussion Mr. Wilkinson made a motion to approve the proposed 2009 budget with an increase to the expenses in an amount equal to an increased quarterly assessment for the 36 units from \$6,300 to \$6,670 with a corresponding increase to the penthouses. The motion was seconded by Mr. Zuchowski and passed unanimously.

**MANAGERS REPORT:** Report attached.

### **RATIFICATION OF CONTRACTS:**

Mr. Wilkinson made a motion to approve the following contracts, seconded by Mr. Zuchowski and passed unanimously.

ThermaSeal	\$161,400
Jones Awnings	\$6,830
Seal Rite Pavers	\$8,288

**APPROVE TheMIS RENEWAL:**

After discussion a motion was made by Mr. Wilkinson to approve the TheMIS renewal contract in the amount of \$153,887.18 with the stipulation that the increase goes to the guards' salary, seconded by Mr. Zuchowski and passed unanimously.

**HOLIDAY FUND:**


Mr. Wilkinson requested that Mrs. Pannebecker send out a holiday fund letter to all residents stating that the association is asking for \$300 per unit and it should be due by December 15<sup>th</sup>.


Mr. Midgette announced that the building has a Toys for Tots box if the residents want to contribute.

Mr. Wilkinson stated that the building manager will only accept portable packages for the residents. If a delivery is large, such as furniture, a release must be signed by the unit owner. Mr. Midgette will have the form available for the residents.

**ADJOURNMENT**

With no further business to come before the Board, Mr. Wilkinson moved to adjourn the meeting at 10:36 AM, seconded by Mr. Zuchowski and the motion passed unanimously.

  
Cherylynn Pannebecker  
Recording Secretary

  
Harold Wilkinson  
Association Secretary