

# OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.

## BOARD MEETING MINUTES

JANUARY 20, 2009

### **CALL TO ORDER:**

The Oasis Singer Island Condominium Association Board Meeting was called to order by President John Zuchowski at 2:00 PM in the "B" Building Conference Room of the Oasis Condominium. Also in attendance was Treasurer, Harold Wilkinson. Robert Bertorello, Vice President, was absent. In attendance from OPC Management was Alfred DeMott, President, Cherylynn Pannebecker, Property Manager and John Midgette, Building Manager. Notice was posted in accordance with Florida Statute 718.

### **APPROVAL OF NOVEMBER 21, 2008 BOARD MEETING MINUTES:**

A motion was made by Mr. Zuchowski to approve the November 21, 2008 Board Meeting Minutes as submitted, seconded by Mr. Wilkinson and the motion passed unanimously.

### **PRESIDENTS REPORT:** No report.

**TREASURER REPORT:** Mr. Wilkinson reported that in 2008 large expenditures were made, such as water damage repairs, roof replacement and painting. These expenditures totaled \$450,000. The 2009 assessments will restore the operating shortfall to the operating account. Mr. Wilkinson thanked all the owners who contributed to the Holiday Fund and stated that all the employees were thankful for their gift.

**DISCUSS AND APPROVE INSURANCE RENEWAL:** Mr. Wilkinson reported that most policy premium renewals remained stable. The Board discussed several quotes received for the windstorm portion of the insurance. Mr. Wilkinson stated that the Palm Beach Trust Windstorm Insurance Trust is quoted at \$90,636. Citizens' premium would cost \$141,949 and the QBE premium approximately \$5,000 more than Citizens. Mr. Wilkinson recommends that the association sign with QBE if it is negotiated at a premium not more than the Citizens quote. .

A motion was made by Mr. Wilkinson to approve premium renewals not to exceed \$170,000, seconded by Mr. Zuchowski and passed unanimously.

**DISCUSS AND VOTE ON NEW BANK FOR RESERVE:** This item was tabled.

**CONDO OWNER INSURANCE COMPLIANCE DATE:** Mr. Wilkinson stated that according to the Florida Statutes owners are required to carry insurance for liability and special assessment coverage. Mr. Wilkinson requested that the due date for all owners declaration page for their private insurance be due by March 31, 2009. He requested a letter be sent to all owners stating the due date and the requirements.

**BOARD MEMBER TRAINING ON NEW RULES:** Mr. Wilkinson stated that Becker & Poliakoff, the association's law firm, is holding seminars to inform directors of the new statute requirements. Mr. Wilkinson requested that all Board Members attend this after the annual meeting is held.

**MANAGERS REPORT:** Mr. Midgette reported on the monthly inspections and maintenance programs completed. Mr. Wilkinson requested painting of the storage area doors and frames as they are being damaged from the carts. He also requested that some type of protective cover be installed on the carts to stop them from causing any further damage.

Mr. Wilkinson reported that the tiles on the fountains need to be maintained for a cost between \$2,000 and 2,500.

A motion to approve the thatch roof replacement at a cost not to exceed \$700 was made by Mr. Wilkinson, seconded by Mr. Zuchowski and passed unanimously.

**CAPITAL IMPROVEMENT ITEMS:** Mr. Wilkinson discussed the option of having the elevators positioned on lobby level and the second elevator float. The cost to have one elevator float is \$900.


Mr. Wilkinson discussed security for the building and the easy accessibility into the Oasis because codes are being given out. Mr. Wilkinson will work with Mr. Worthy and obtain additional proposals.


Miscellaneous Items:

- John Midgette was requested to look into bicycle racks for the bike room.
- Pool hours are dawn to dusk. John Midgette to install a sign stating same.
- Requested that upgrades to light posts in front of guard gate be obtained.
- Additional outlets will be installed in the garage area for residents.

**ADJOURNMENT**

With no further business to come before the Board, Mr. Wilkinson moved to adjourn the meeting at 3:15 pm, seconded by Mr. Zuchowski and the motion passed unanimously.

  
Cherylynn Pannebecker  
Recording Secretary

  
Harold Wilkinson  
Association Secretary