

OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.

BOARD MEETING MINUTES

FEBRUARY 27, 2009

CALL TO ORDER:

The Oasis Singer Island Condominium Association Board Meeting was called to order by President John Zuchowski at 9:10 AM 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 and John Midgette, Building Manager. Notice was posted in accordance with Florida Statute 718.

APPROVAL OF JANUARY 20, 2009 BOARD MEETING MINUTES:

A motion was made by Mr. Wilkinson to approve the January 20, 2009 Board Meeting Minutes as amended, seconded by Mr. Zuchowski and the motion passed unanimously.

RESIGNATION OF DIRECTOR

Mr. Zuchowski announced that Mr. Bertorello resigned as Vice President of the Board.

APPOINTMENT OF DIRECTOR

A motion was made by Mr. Wilkinson to appoint Dan Mandel to fill the vacancy for the remaining term, seconded by Mr. Zuchowski and the motion passed unanimously.

PRESIDENTS REPORT: Mr. Zuchowski reported the cleaning of the tiles by the fountains has been completed.

TREASURER REPORT: As of January 31st Mr. Wilkinson reported that the operating account had a balance of \$400,000 and one assessment was outstanding. Expenses are over budget for January by \$6,000.

DISCUSS AND APPROVE INSURANCE RENEWAL: Mr. Wilkinson summarized the proposed insurance premiums and policies. The new windstorm coverage proposal from 2/1/09 through 5/31/09 will be at a cost of \$30,212.

Mr. Wilkinson moved to approve the insurance renewals as presented and approve the premium for the wind coverage through 5/31/09 at a cost of \$30,212, seconded by Mr. Mandel and the motion passed unanimously.

DISCUSS AND APPROVE MANAGEMENT CONTRACT: Mr. DeMott informed the Board the renewal contract contained the same language as the previous year. Changes were only made to the dates and amount. A motion to approve the OPC Management renewal contract as submitted was made by Mr. Mandel, seconded by Mr. Wilkinson and passed unanimously.

DISCUSS CANOPY SURVEY RESULTS AND NEXT STEP: Mr. Wilkinson stated that 27 owners responded to the survey. The opinions were diverse. He stated that there are three areas of concern:

- 1) Shade for pool area
- 2) Size of Canopy
- 3) Color of Canopy

Mr. Wilkinson recommended keeping the canvas, reducing the height and the changing the color to beige. He requested the management staff obtain proposals. Mr. Mandel was also concurred with the changes and agreed proposals should be obtained.

DISCUSS MAINTENANCE ITEMS: Mr. Wilkinson questioned the proposal for glass replacement. Mr. Midgette will obtain additional proposals.

DISCUSS CAPITAL IMPROVEMENT ITEMS: Mr. Wilkinson discussed the metal carts and the damage being caused to the doors and door frames in the air conditioned area of the garage. Proposals were requested for new carts and preventative measures for the door frames. Mr. Midgette was requested to adjust the closers on the doors.

Bicycle Racks: Mr. Wilkinson made a motion to purchase four bicycle racks from American Hotel Registry at a cost not to exceed \$1,000, seconded by Mr. Mandel and passed unanimously.

Water Treatment Equipment: Mr. Midgette stated that the water was tested and the results were satisfactory. Color is still an issue. Mr. Wilkinson informed the members the replacement material will cost \$1,070 per tank. The Board requested additional quotes.

LOCK REPLACEMENT: Mr. Wilkinson discussed lock replacement for use of fobs. Mr. Midgette to obtain warranty information. Mr. Wilkinson made a motion to approve LES Contract for door locks at a cost not to exceed \$16,000 and obtain warranty information, seconded by Mr. Mandel and passed unanimously.

DISCUSS NEW RULES: Mr. Wilkinson informed members unannounced visitors are entering the condo property from the front and beach gates. Mr. Wilkinson read the current provisions in Association documents and subsequently read the proposed rule change. (Copy attached).

Mr. Wilkinson made a motion to approve the guest rules as discussed, seconded by Mr. Mandel and the motion passed unanimously.

Mr. Wilkinson read Article 17.6 of documents pertaining to nuisances. Subsequently he read proposed rule changes pertaining to sports activities. Mr. Wilkinson moved to approve the rules change, seconded by Mr. Mandel and the motion passed unanimously.

MANAGERS REPORT: Mr. Midgette reported the following projects were completed:

Window cleaning
Water treatment test was completed.
Generator serviced
Pool inspected
Fire system inspected
Tiki hut roof replaced
Fountain tiles were cleaned
Grout replaced in concrete columns.

ADJOURNMENT

With no further business to come before the Board, Mr. Wilkinson moved to adjourn the meeting at 10:55 am, seconded by Mr. Zuchowski and the motion passed unanimously.

Alfred S. DeMott III
Recording Secretary

Harold Wilkinson
Association Secretary