

OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING

MARCH 31, 2009

CALL TO ORDER AND WELCOME:

The Oasis Singer Island Condominium Association Annual Meeting was called to order by President John Zuchowski at 8:35 AM in the conference room. Other Directors in attendance were Harold Wilkinson, Treasurer/Secretary and Dan Mandel, 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. Wilkinson made a motion to appoint John Zuchowski as the Chairperson of the meeting, seconded by Mr. Mandel and the motion 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. Mandel moved to appoint Mr. DeMott and Mrs. Bertorello as the credentials committee, seconded by Mr. Wilkinson and the motion passed unanimously.

CALLING OF THE ROLL AND CERTIFYING OF PROXIES:

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

PROOF OF NOTICE OF QUORUM

Mr. DeMott reported that there were 15 residents represented by proxy and 7 attending in person for a total of 22, exceeding the quorum requirement of 20.

READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

Mr. Mandel made a motion to dispense with the reading of and approve the March 28, 2008 annual meeting minutes and the May 2, 2008 members meeting minutes as submitted, seconded by Mr. Wilkinson and the motion carried unanimously. Mr. Wilkinson stated that the minutes would be posted on the Oasis website for review.

REPORT OF OFFICERS AND COMMITTEES

President's Report – Mr. Zuchowski stated that Oasis is handling the affairs of the condominium well in comparison with the other condominiums on Singer Island. He also stated that other condominiums have increased their assessments greatly. Mr. Bertorello and Mr. Worthy were thanked for their assistance and expertise with several repair projects at the Oasis which could have cost a greater amount of money.

Treasurer's Report: Mr. Wilkinson reported that Oasis is in stable financial position. He states that there is \$50,000 in the operating checking account, \$100,000 in a CD and the assets exceed \$300,000. Mr. Wilkinson cautioned the owners that the budget is tight. He further reported that he attended the Palm Beach Windstorm Insurance meeting to resolve their issues with the Office of Insurance and the trustees met with Kevin McCarthy, Commissioner of Insurance. The meeting ended with an agreement to suspend action against the trust and develop modifications to the legislation so insurance trusts for condominiums could operate under different set of accounting principles than an insurance company. The association has two installments remaining to extend the windstorm insurance coverage through January 2010. A decision will be made by the Board before the next installment is due as to whether the association will remain with the Palm Beach Windstorm Trust.

Manager's Report: Mr. Midgette reported on the following projects:
Elevator inspections to be completed this week, elevator reprogrammed to park at lobby and one on the garage level, security systems inspected and working, water system serviced in house, 1 new camera installed at the gate house on the guest side, locksmiths working on the doors and gates, plants have been fertilized, irrigation repairs completed, bike racks installed, generator will be inspected this month along with the air conditioning system, fire alarm inspections are scheduled for May, extra outlets are being installed in the garage, metal door plates are being installed in the garage area, one shopping cart has been fitted with rubber bumpers and the other carts will be retrofitted as time allows. Mr. Midgette reported that the association is looking into painting the garage level doors.

ANNOUNCEMENT OF DIRECTORS:

Mr. Zuchowski thanked Mr. Bertorello and Mr. Wilkinson for all 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 for the three vacant Board of Directors positions; therefore, no election was required. He announced that the Board of Directors for 2009 will be comprised of Marianne Wilkinson, John Zuchowski and Dan Mandel.

UNFINISHED BUSINESS: Mr. DeMott asked if there were any owners who had not handed in their ballot for the vote on the inspection report. Mrs. Pannebecker collected the ballots.

Mrs. Bertorello requested that a "Good Neighbor Booklet" be sent out to all the owners since many new purchasers have moved in recently. Mr. Midgette will distribute the booklets.

Mr. Midgette distributed a new resident list for the owners.

Residents requested that recycling signs be hung so that the residents do not get confused which bin should be used. Residents also requested that the website be kept up to date and the meeting minutes be emailed out to the owners.

NEW BUSINESS:

Engineering Report Voting Results: Mr. DeMott reported the results of the vote on the Engineering Report Requirement: 18 voted to waive the inspection report requirement, 3 owners voting for the inspection and 1 owner did not vote. Mr. DeMott reported that the 5 year inspection report requirement would be waived.

Status of Awning: Mr. Wilkinson reported that a number of vendors have been on site to provide options for the awning in the pool area. The Board will address any changes shortly.

One of the residents questioned the reserve amount the Board is allowed to spend without the member's approval. Mr. Wilkinson stated the amount is currently \$100,000. The residents requested that this amount be amended in the documents as \$100,000 is too much to let the Board spend without approval.

Mrs. Scarmazzo reported on the results of her survey that was sent to the unit owners. Mr. Wilkinson requested that the results be tallied and provided to the Board in writing.

Planting Pots – After discussion regarding the potted plants the attending owners voted 17 to 5 to remove the pots outside.

Dr. Knispel requested that an electrical cart be purchased for the maintenance person to replace the gas vehicle as the current one is very loud.

ADJOURNMENT

With no further business to come before the Association, Mr. Rachuba moved to adjourn the meeting at 10:40 AM, seconded by Mrs. Wilkinson and the motion passed unanimously.



Cherylynn Pannebecker
Recording Secretary



Marianne Wilkinson
Association Secretary