

OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.

BOARD MEETING MINUTES

NOVEMBER 16, 2009

CALL TO ORDER:

The Oasis Singer Island Condominium Association Board Meeting was called to order by President John Zuchowski at 8:30AM in the "B" Building Conference Room of the Oasis Condominium. Also in attendance was Dan Mandel, Vice President and Marianne Wilkinson, Secretary/Treasurer. In attendance from OPC Management were Alfred DeMott, President; Cherylynn Pannebecker, Property Manager and Jason Hudson, Building Manager. Notice was posted in accordance with Florida Statute 718.

APPROVAL OF MAY 18, 2009 BOARD MEETING MINUTES:

A motion was made by Mrs. Wilkinson to approve the May 18, 2009 board meeting minutes as submitted, seconded by Mr. Mandel and the motion passed unanimously.

PRESIDENT REPORT: Mr. Zuchowski summarized the new air conditioning maintenance program covering units in the apartments. He also stated that the new landscaping was installed and reported that the pool furniture will be refurbished upon receipt of the new fabric for a cost of \$6,470. Mr. Zuchowski informed the owners in attendance that the Board requested a personnel change for the building manager position. Jason Hudson was introduced as the new manager.

TREASURER REPORT: Mrs. Wilkinson reported as of October 31, 2009, the operating cash balance was \$250,000; however, November and December expenses needed to be paid from this amount. All accounts receivable were paid with the exception of one unit in foreclosure. Oasis was over budget by 2% due to the water leak repair cost and insurance premium increase.

2010 BUDGET: Mr. Mandel reported that the termination payment for the Palm Beach Windstorm is approximately \$16,000 and it will be paid this year. The conversion to Citizens will cause a large change to the insurance budget. Due to the change in personnel the budget was decreased substantially for staff payroll and benefits. Mr. Mandel stated the 2010 contribution to the reserve fund would comply with the Florida Statute requirement.

After questions from the owners were addressed Mr. Mandel made a motion to approve the 2010 budget as submitted with the 1.95% increase, seconded by Mrs. Wilkinson and the motion passed unanimously.

Mrs. Wilkinson made a motion to pay the remaining two payments of \$12,347 and \$4,214 to the Palm Beach Windstorm for additional 2007 and 2008 premiums, seconded by Mr. Mandel and the motion passed unanimously. Mr. Wilkinson requested that OPC Management obtain the canceled letter of credit from the bank.

RATIFY SUMMER CONTRACTS: The contracts were reviewed by the Board. Mrs. Wilkinson made a motion to approve the contracts of Florida Mechanical for air conditioning service: \$5,800, Summers for sprinkler testing: \$1,350, Mermaid for soffit repairs: \$2,650, Southern Water for resin replacement: \$4,500, CB Screen for screen and shutter work: \$980 and \$540 and FDC Tennis for tennis court repairs: \$595. The motion was seconded by Mr. Mandel and passed unanimously.

RENEWAL OF TERRACON LANDSCAPE: The Board reviewed the proposed contract for landscaping. Mrs. Wilkinson made a motion to approve the renewal of the Terracon Landscape contract with no increase, seconded by Mr. Mandel and the motion passed unanimously.

MANAGER REPORT: Mr. Hudson reviewed the summer projects with the Board and owners. A copy of the report is attached.

HOURS FOR NON EMERGENCY VENDORS:

Mr. DeMott requested the Board confirm the time vendors will be allowed access to the property. The Board agreed to allow access from 8:30am to 4:30 pm on Mondays through Fridays. The Building Manager will be on site from 8:00am to 5:00 pm. Emergencies repairs will be allowed at all times. Owners are requested to inform the building manager of the emergency repairs.

ADJOURNMENT

With no further business to come before the Board, Mrs. Wilkinson moved to adjourn the meeting at 9:15 am, seconded by Mr. Mandel and the motion passed unanimously.

Cherylynn Pannebecker
Recording Secretary

Marianne Wilkinson
Association Secretary