

OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.

**ANNUAL MEETING
MARCH 26, 2010**

CALL TO ORDER AND WELCOME:

The Oasis Singer Island Condominium Association Annual Meeting was called to order by Vice President Dan Mandel at 4:00 PM in the conference room. Secretary/Treasurer Jill Wilkinson was also in attendance. President John Zuchowski was not present. Alfred DeMott, President; Cherylynn Pannebecker, Property Manager and Jason Hudson, Building Manager were present from OPC Management, Inc. The notice of the meeting was posted in accordance with Florida Statute 718.

INTRODUCTIONS

Mr. Mandel introduced the Board Members and Management Staff.

APPOINTMENT OF CHAIRPERSON

Mr. Wilkinson made a motion to appoint Dan Mandel as the Chairperson of the meeting, seconded by Mrs. Bertorello 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:

Mrs. Wilkinson moved to appoint Mr. DeMott and Mrs. Bertorello as the credentials committee, seconded by Mr. Rachuba and the motion passed unanimously.

CALLING OF THE ROLL AND CERTIFYING OF PROXIES:

Mr. Rachuba 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 22 residents represented by proxy and 2 attending in person for a total of 24, exceeding the quorum requirement of 20.

READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

Mrs. Bertorello made a motion to dispense with the reading of and approve the March 31, 2009 annual meeting minutes, seconded by Mr. Rachuba and the motion carried unanimously. Mr. Mandel stated that the minutes would be posted on the Oasis website for review.

REPORT OF OFFICERS AND COMMITTEES

Vice President's Report – Mr. Mandel stated that since the change in building managers, Oasis has seen a marked improvement. He reported that Jason is doing a very good job. Mr. Mandel stated that the association handled its first foreclosure and reported that the unit is now sold. He also reported that balancing the budget was tough; however, with the minimal increase believes the association is in a stable financial position. Mr. Mandel thanked Mr. Zuchowski for his work with the refurbishing of the pool furniture. He also thanked Mr. Wilkinson for his efforts to have the sea grapes trimmed after turtle season.

Treasurer's Report: Mrs. Wilkinson reported that Oasis is in a strong financial position. She states that all assessments have been paid and that the association's expenses are currently 15% below budget. There was a balance \$267,477 in the operating account and \$35,345 in the reserve fund as of February 28, 2010. The roof repairs and painting project are complete.

Manager's Report: Mr. Hudson summarized the completed projects, current scheduled maintenance programs and informed the owners of the proposed summer projects. He updated the owners on the landscaping and reviewed the hurricane procedures. Mr. Hudson reported that the association will be receiving a credit from the City for the irrigation as it was double billed.

ANNOUNCEMENT OF DIRECTORS: Mr. Mandel stated that the three present directors submitted their names to be candidates for the Board. Since there were three positions to be filled and three candidates, no election was necessary. The 2010 Board will be Mr. Zuchowski, Mrs. Wilkinson and Mr. Mandel.

UNFINISHED BUSINESS: None reported.

NEW BUSINESS:

Mr. Mandel stated that a new resident information form will be forwarded to all unit owners. This form will aid management and the security team in maintaining updated information on owners, guests and vendor information. He asked that all owners complete the form and send back it to OPC Management.

Mrs. Nemerofsky requested that more lighting be installed in the parking area near the tennis courts as it is dark at night. Mr. Hudson will investigate the lighting options.


Mr. Scarmazzo questioned the water pressure at the beach shower be increased. Mr. Hudson will investigate and repair.


Mrs. Bertorello questioned the status of the yellow canopy and if the color will change along with the height. The Board will discuss this issue.

A summer party will be held April 17, 2010 for all residents.

ADJOURNMENT

With no further business to come before the Association, Mr. Rachuba moved to adjourn the meeting at 4:45 PM, seconded by Mrs. Bertorello and the motion passed unanimously.


Cheryl Lynn Pannebecker
Recording Secretary


Marianne Wilkinson
Association Secretary