

# **OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.**

## **BOARD/BUDGET MEETING MINUTES**

**NOVEMBER 15, 2010**

### **CALL TO ORDER:**

The Oasis Singer Island Condominium Association Board Meeting was called to order by President John Zuchowski at 8:00AM in the "B" Building Conference Room of the Oasis Condominium. Also in attendance were Dan Mandel, Vice President and Marianne Wilkinson, Secretary/Treasurer. In attendance from OPC Management were Alfred DeMott, President; Cherylynn Pannebecker, Property Manager and Jan Garber, Building Manager. Notice was posted in accordance with Florida Statute 718.

### **APPROVAL OF OUTSTANDING BOARD MEETING MINUTES:**

No minutes were approved at the meeting.

### **PRESIDENT REPORT:**

Mr. Zuchowski thanked Mr. & Mrs. Wilkinson for their efforts in having the sea grapes trimmed by the Parks and Recreation Department of Palm Beach County. He stated that it has been a privilege to have Jan Garber as their new building manager and reported that he has worked extremely hard on the building projects assigned. Mr. Zuchowski informed the owners of the beautification of the A1A road project and stated that it will only enhance the real estate prices for the community.

### **TREASURER REPORT:**

Mrs. Wilkinson reported that currently the association is ahead of budget. She stated that due to the efforts of the management team many of the contracts have been renegotiated which resulted in significant savings to the Oasis. Mrs. Wilkinson reported that all assessments have been paid.

### **DISCUSS AND VOTE ON 2011 BUDGET:**

Mr. Mandel stated that the quarterly assessments for 2011 will remain the same and that the association is on target to replenish the reserves. A vote on the reserve contribution was not required as the amount met the calculation outlined by the Florida Statutes. After discussion Mrs. Wilkinson made a motion to approve the 2011 budget as submitted, seconded by Mr. Mandel and the motion passed unanimously.

### **RATIFY SUMMER CONTRACTS:**

The contracts were reviewed by the Board. Mr. Garber summarized the list (Attached to the minutes). After discussion Mr. Mandel made a motion to ratify the contracts, seconded by Mrs. Wilkinson and passed unanimously.

### **DISCUSS AND APPROVE THE OPC MANAGEMENT CONTRACT RENEWAL:**

Mr. DeMott summarized the contract and stated that it is the same as the previous contract with the exception of the 3% increase and date changes. After discussion a motion was made by Mrs. Wilkinson to approve the 2011 OPC management contract as submitted, seconded by Mr. Mandel and the motion passed unanimously.


**MANAGER'S REPORT:** Mr. Garber presented the Board with the completed list of summer projects and summarized his manager's report (attached). Mr. Garber reviewed the Thyssen Krupp Elevator contract. After discussion Mr. Mandel stated that he will approve the contract subject to a termination clause of 60 days be included, seconded by Mrs. Wilkinson and the motion passed unanimously.


Mr. Garber reported that the front road project is going well; however, they cannot provide a completion date. Mr. Garber stated that many of the residents are concerned with the appearance of the front entrance with the holidays just around the corner. After discussion Mr. Garber will have temporary flowers and sod installed and when the project is finally completed they will provide a plan for the front entrance including stanchions for the lighting as discussed in the past.

Mrs. Wilkinson thanked Jan Garber and Victor on their hard work in cleaning up the guard gate.

**ADJOURNMENT**

With no further business to come before the Board, Mrs. Wilkinson moved to adjourn the meeting at 8:35 am, seconded by Mr. Mandel and the motion passed unanimously.

  
Cherylynn Pannebecker  
Recording Secretary

  
Marianne Wilkinson  
Association Secretary