

OASIS SINGER ISLAND CONDOMINIUM ASSOCIATION, INC.

BOARD MEETING MINUTES

MAY 17, 2011

CALL TO ORDER:

The Oasis Singer Island Condominium Association Board Meeting was called to order by President John Zuchowski at 2:30 PM 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 MARCH 25, 2011 ORGANIZATIONAL MEETING MINUTES:

A motion was made by Mr. Mandel to approve the March 25, 2011 Organizational Meeting Minutes as submitted, seconded by Mrs. Wilkinson and the motion passed unanimously.

PRESIDENT REPORT: Mr. Zuchowski reported that the guards have made a vast improvement. He reported that the new uniforms look great and they represent a higher end condominium.

TREASURER REPORT: Mrs. Wilkinson reported that the association is in good shape financially and that the Board would like to keep the reserves at their current level of at \$156,738. Mr. Mandel stated many of the residents reported at the Annual Meeting that the realtors mentioned the building needed a face lift to keep up with the higher end buildings. He further stated that the Board was asked to address these items such as the lobbies, rear canopy, landscaping and the front entry way.

DISCUSSION OF INSURANCE PREMIUMS: Tim Renfro, Travers Insurance Representative, was in attendance to discuss the renewal of the insurance policies. Mr. Renfro summarized the plans and premiums and discussed in detail the insurance rates. Mr. Wilkinson questioned if there were any other options besides Citizens. Mr. Renfro stated that there are; however, the cost to obtain them would be more. Mr. Wilkinson stated that he is not comfortable with Citizens because of the potential for an active hurricane season. After discussion the Board agreed that they would consider a hurricane fund at budget time. A motion to approve the insurance renewal at \$149,897 was made by Mr. Mandel, seconded by Mrs. Wilkinson and the motion passed unanimously. The Board agreed not to finance the insurance.

RATIFY AND APPROVE CONTRACTS: Residents questioned the method of the Board to approve contracts. Mr. DeMott stated that if it is an operating or reserve cost is included in the approved budget, it does not require owner approval only board approval. Mrs. Wilkinson stated that going forward she wants the Board to follow a strict protocol meaning keep all interested parties informed on all proposal and approvals.

RATIFY AND APPROVE CONTRACTS CONT'D:

Mr. Mandel made a motion to ratify the following contracts: Ram Painting for the garage gates, All Electrical for the garage outlets, Windstream for telephone service, Advance Fire for the fire equipment and monitoring, Summer Fire Sprinklers for the fire sprinkler test & inspections and Bonded for the Lightning Rod inspection. The motion was seconded by Mrs. Wilkinson and passed unanimously.

Comcast Cable Contract: The Board reviewed the six year renewal contract for Comcast at \$37.50 per unit including 2 additional remotes for two televisions at no cost and a cap of 5% increase per year. A motion was made by Mr. Mandel to approve the Comcast Cable contract, seconded by Mrs. Wilkinson and the motion passed unanimously.

DISCUSSION OF UPCOMING ASSOCIATION PROJECTS:

Landscape: The Board discussed the landscaping projects including the front entrance to the building.

A proposal was submitted by Royal Landscape to plant bushes and flowers, including 7 palm trees, at the entry and around the driveway. A motion was made by Mr. Mandel to approve the contract not to exceed \$25,550 plus sales tax, seconded by Mr. Zuchowski and the motion passed unanimously.

A motion was made by Mr. Mandel to approve the replacement of the front entrance landscape at a cost not to exceed \$5,000 when construction is complete, seconded by Mrs. Wilkinson and the motion passed unanimously.

Mr. Garber submitted a proposal to install 6 bollard lights by the parking area at a cost of \$450 each. After discussion a motion was made by Mr. Zuchowski to approve the installation of the 6 bollard lights at a cost not to exceed \$3,000, seconded by Mr. Mandel and the motion passed unanimously.

The Board discussed the lighting on the pillars for the front entrance and also questioned whether they should be gas or electric. The Board stated that a detail plan, including tiles and lighting, will be obtained and submitted to the Board for approval.

A proposal was submitted to install a Venetian ceiling and faux paint the walls in the lobby in the amount of \$25,000. The proposal included the cost of a rug in each lobby. After discussion a motion was made by Mr. Mandel to approve the proposal not to exceed \$30,000 for both projects, seconded by Mr. Zuchowski and the motion passed unanimously.

A proposal from Jones Awning was submitted to install the canopy in beige with 4 drapes at a cost not to exceed \$8,000. After discussion a motion was made by Mr. Mandel to approve the proposal not to exceed \$8,000 for the beige canopy and drapes provided the material is hurricane standard, seconded by Mrs. Wilkinson and the motion passed unanimously.

Mr. Garber discussed the option of resurfacing the pool and spa. After discussion a motion was made by Mrs. Wilkinson to approve the pool and spa resurfacing, including the tile at a cost not to exceed \$32,000, seconded by Mr. Mandel and the motion passed unanimously.

Mr. Garber presented a proposal for a salt generation system. After discussion a motion was made by Mrs. Wilkinson to approve the installation of a salt generator at a cost of \$2,500, seconded by Mr. Mandel and the motion passed unanimously.

The Board discussed the condition of the pavers on the property. Mr. Wilkinson stated that the issue with the fountain needs to be corrected before we can address the pavers. Mr. Garber will investigate and report back to the board.

Mr. Garber reported that the garage floor, mechanical room, walkways and deck will be painted this summer in house; however, the striping in the garage will be hired to an outside vendor.

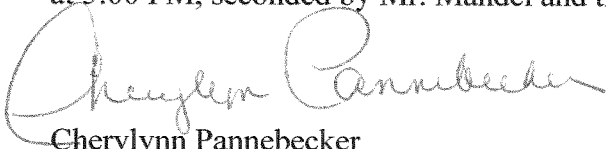
Mr. Garber presented two proposal one for the upgrade of controllers (4) and changing of the filter carbon. After discussion the Board approved the maintenance on the system in the amount of \$9,300.

Mr. Garber presented the proposal for the cleaning and restoration of the windows along with the swing stage costs in the amount of \$7,410. After discussion a motion was made by Mrs. Wilkinson to approve the Mermaid Maintenance proposal for \$7,410, seconded by Mr. Zuchowski and the motion passed unanimously.

After discussion Mrs. Wilkinson made a motion to approve the purchase of furniture for under the canopy not to exceed \$5,000, seconded by Mr. Mandel and the motion passed unanimously.

ADJOURNMENT

With no further business to come before the Board, Mrs. Wilkinson moved to adjourn the meeting at 5:00 PM, seconded by Mr. Mandel and the motion passed unanimously.



Cheryl Lynn Pannebecker
Recording Secretary



Marianne Wilkinson
Association Secretary