

339 Ocean Boulevard Annual Meeting Minutes  
March 23, 2017

Meeting was called to order around 6:00

All board members were present except for Bob Schadee who was excused due to illness.

Roll call was taken

A quorum was established by owners personally attending as well as owners presented by a proxy

The 2016 annual meeting minutes were reviewed and approved

All attendees were handed a folder during sign in labeled with their unit number that contained 1) rental rules, 2) 2 parking passes, 3) parking pass notification to be sent to True North when renters are using the spaces. Additionally, all attendees were provided with a package for the meeting that contained 1) the agenda, 2) budget, 3) ballots, etc.

The 2016 year end financials were reviewed as well as the presentation of the proposed 2017 budgets. It was made clear to all unit owners that there has never been flood or storm surge coverage on the building. Two budgets were proposed for a vote. One without the addition of flood insurance and one with adding the coverage.

A discussion on the implementation of the administration fee for additional wear and tear renters place on the building premise and a decision was made to table the issue for now.

Steve Copley informed the owners on the status of the Green settlement

Topics brought up at the meeting:

1) Secondary heating possible issues: It was mentioned that there has been problems with the secondary heating system going off and on which could lead to early motor burn out.

2) Last week, the roof heating unit for the Mancini's was replaced.

3) The charging of an administrative fee for each rental was tabled for now.

4) It was mentioned that the Surf building has installed cameras and that we might want to consider the same thing.

5) There was a discussion about using the parking placards that were included in the folder. Also, unit owners who rent should fill out the form for visitor parking provided by True North.

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- 6) The shoveling process this year was perceived inadequate by the unit owners. There were many storms where the unit owners felt that they had to do their own shoveling. This will need to be addressed prior to next year's decision on plowing contract.
- 7) A discussion for looking into a generator and the options was mentioned.
- 8) Unit 401 owners talked about both window leakage not being properly fixed by Whitcher and that the shower stall is still leaking.
- 9) It was shared that Green has stated that Whitcher has fixed all of the items and the unit owner's disagreed.
- 10) One of the takeaways is that there is a need for a feedback loop around the process of resolution.
- 11) Peter S has contacted Green and gotten no response. He has flooring issues.
- 12) Dave H mentioned that the movers have still not fixed the refrigerator that was damaged during the move.
- 13) Peter S. mentioned that the underside of the roof on 5th floor units did not appear to be fixed. Ted mentioned that they had fixed unit 503 and 504, but Peter then said that unit 505 needed to be reviewed.
- 14) Peter mentioned that he has submitted at least 10 items to True North and they have not been responsive in getting back to him. This will be looked into.

It was brought to the audience attention that there were no nominees for the BOD. Kathy H. nominated Peter S., Steve and John mentioned that Bob S. would step up if no one else would. Jim said he would like continue being the commercial representative. This left two open spots. After a period of time of waiting for someone to step up, Steve and John said they would run for one more year.

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The vote took place and results were tallied. The following reflects the voting results:

- The budget passed without the flood or storm surge coverage
- The staggering of two (2) position passed in the ballot.
- The new BOD members and roles are as follows:
  - President: Steve Copley
  - Vice President: Peter Sorrentino
  - Treasurer: Bob Schadee
  - Secretary: John Caligaris
  - Commercial Unit representative: Jimmy Aboukhalil

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