

THE OCEAN SUMMIT ASSOCIATION, INC.  
REGULAR MEETING OF THE BOARD OF DIRECTORS

**APPROVED MINUTES**

4010 GALT OCEAN DR., FT. LAUDERDALE, FLORIDA, 33308  
COMMUNITY ROOM

APRIL 18TH, 2024 AT 7 PM

MEETING CALLED TO ORDER AT 7PM BY LOU MARTINEZ, PRESIDENT.

ROLL CALLED - QUORUM ESTABLISHED. THOSE PRESENT WERE:

LOU MARTINEZ-PRESIDENT, RICHARD SPINOGATTI-VP., JOHN OLSON-TREASURER,  
MARTHA BRUNO-SECRETARY, ROGER PADULA-DIRECTOR, ROBERT REYES-DIRECTOR,  
GEORGE MCDONALD-DIRECTOR, MICHELLE PIRACCI-DIRECTOR.

ALSO PRESENT: PROPERTY MANAGER-YAMILEE MARTINEZ, ASSISTANT PROPERTY  
MANAGER- SAMANTHA AVELLAN & ATTNY. RUSSELL JACOBS.

A MOTION TO APPROVE THE AGENDA : VOTE WAS UNANIMOUS - PASSED

A MOTION TO APPROVE THE MINUTES OF MARCH 21, 2024: VOTE WAS UNANIMOUS  
-PASSED

PRESIDENT, LOU MARTINEZ GAVE A REPORT - NO COPY PROVIDED  
MANAGER, YAMALEE MARTINEZ GAVE A REPORT - COPY PROVIDED  
TREASURER, JOHN OLSEN GAVE A REPORT - COPY PROVIDED  
SECRETARY, MARTHA BRUNO - NO REPORT  
CONSTRUCTION & MAINTENANCE, GEORGE MACDONALD REPORT - COPY PROVIDED.  
FINANCE, JOHN OLSEN. - NO OFFICIAL REPORT  
SECURITY, JOHN VITALE - NO REPORT  
SOCIAL COMMITTEE, SANDRA MUNEVAR GAVE A REPORT - COPY PROVIDED  
LANDSCAPE, MARIBETH BURNS - NO REPORT  
CABANA/POOL - NO REPORT  
DESIGN COMMITTEE, KATHRYN CREECH GAVE REPORT - COPY PROVIDED  
GYM COMMITTEE, LOU MARTINEZ - NO REPORT  
HISTORIAN, ENZA DIPIAZZA - NO REPORT

UNFINISHED BUSINESS - NONE.

NEW BUSINESS:

1. FINANCE INSURANCE PREMIUM : MOTION TO APPROVE FINANCING OF ADDITIONAL  
ESTIMATED INSURANCE BALANCE FOR APPROXIMATELY 6 MONTHS IF NEEDED. 1ST-  
RICHARD SPINOGATTI,

2ND JOHN OLSEN. PASSED UNANIMOUSLY

2. MOTION TO REQUEST EMAILS FROM ALL RESIDENTS: 1ST. MICHELLE PIRACCI, 2ND MARTHA BRUNO. VOTE 4 YES: MARTHA, ROGER, MICHELLE, ROBERT to 4 NO: GEORGE, LOUIS, JOHN, RICHARD.

LOU VOTED NO TO BREAK THE TIE - RESULT MOTION DEFEATED

3. MOTION TO REQUEST TO PROVIDE DIRECTORY FOR OWNERS TO SHARE PHONE AND EMAILS. 1ST -MICHELLE PIRACCI 2ND- ROBERT REYES; VOTE 4 YES: MARTHA, ROGER, MICHELLE, ROBERT to 4 NO: GEORGE, LOU, JOHN, RICHARD. LOU VOTED NO TO BREAK THE TIE -. RESULT MOTION DEFEATED.

4. MOTION THAT ANY CONSTRUCTION VENDOR CONTRACT REVISION OVER \$200,000 TO BE VOTED ON BY THE BOARD. VOTE: 5 YES: MARTHA, LOU, ROGER, MICHELLE, ROBERT to 3 NO: GEORGE, JOHN, RICHARD. MOTION PASSED

5. MOTION TO INVESTIGATE ELECTRONIC VOTING. UNANIMOUS TO INVESTIGATE. MOTION PASSED

6. MOTION TO PROPOSE MONTHLY MEETINGS AND AGENDA BE POSTED 6 DAYS IN ADVANCE & IF REVISIONS NEEDED TO BE MADE- CHANGES WOULD BE POSTED 48 HOURS IN ADVANCE. MOTION PASSED UNANIMOUSLY.

7. DISCUSSION TO ASSIGN A POSITION FOR AN ASSISTANT TREASURER. TABLED TO HAVE TO MAKE A PROPOSAL WITH DETAILS OF THE POSITION. TABLED - NO VOTE TAKEN.

A MOTION TO ADJOURN THE MEETING BY LOU MARTINEZ, 2ND BY RICHARD SPINOGATTI. UNANIMOUS - MEETING ADJOURNED AT 9:01 PM

NEXT MEETING - May 16, 2024 at 7PM

AN OWNER Q & A TOOK PLACE AFTER THE MEETING.

MARTHA BRUNO, SECRETARY