

The Ocean Summit Association, Inc.
A Corporation Not-for-Profit
REGULAR MEETING OF THE BOARD OF DIRECTORS

Approved Minutes
4010 Galt Ocean Drive
Via Zoom
Fort Lauderdale, Florida 33308

January 18, 2024
7 p.m.

The meeting was called to order at 7:00 p.m. by Lou Martinez, President and the roll was called.

There being 9 board members present, a quorum of the board was established. Those present were Lou Martinez, President; Kathryn Creech, Vice President; John Olsen, Treasurer; Richard Spinogatti, Director; Robert Reyes, Director; Valli Dietz, Director; Charles Arena, Director; George MacDonald, Director; Linda Johnson, Director: Also, present was Assistant Property Manager Samantha Avellan, 64 owners were in attendance.

A motion to approve the agenda was made by Kathryn Creech and seconded by Valli Dietz. The Motion carried unanimous.

A Motion was made by John Olsen and seconded by Linda Johnson to waive the reading of the Minutes of the Regular Board Meeting held November 16, 2023, and adopt them. The Motion unanimously carried.

The President, Lou Martinez gave a report. A copy is attached.

The Assistant Property Manager, Samantha Avellan, gave a report. A copy is attached.

The Treasurer, John Olsen, gave a Treasurer's Report. Details are attached.

Old Business: There was no old business.

New Business:

- A. **A motion was made**, to ratify Board's decision to proceed with the plans of the Landscaping Committee proposal to place 2 new planters by the Front Entrance, as well as uplighting the Palms on the upper deck at a cost not to exceed \$2,900.00. Funds from this request will be taken for the 2023 approved Budget for Landscaping. No additional funds have been requested at this time. **Motion was moved to be accepted by Kathryn Creech and seconded by Linda Johnson.** All in favor, the vote was unanimous.

- B. **A motion was made** to ratify the Board's approval of updating the OWNER/RENTER LEASING APPLICATION to include: \$150.00 – Screening Fee; \$500.00 – Elevator Security Deposit; Security Deposit – Equivalent to One month's rent or \$1,000.00 / whichever is less. Common Area Security Deposit applies to renters only. **Motion was moved to be accepted by Kathryn Creech and seconded by Richard Spinogatti.** All in favor, the vote was unanimous.
- C. A motion for the new Parking Decal System has been tabled for the next Board of Directors meeting to be held on February 15, 2024. **The motion was moved by Robert Reyes and seconded by George MacDonald.** The motion passed.
- D. A motion was made to ratify the Boards approval of a Contract to obtain a Structural Integrity Reserve Study as required by a new Florida Law this new reserve study must be completed by December 31, 2024, cost of which is approximately \$3,200.00. Discussion on the matter included time in which Study was to be done and how often study needed to take place. **The motion was moved by Robert Reyes and seconded by Charlie Arena.** All in favor, the vote was unanimous.

Unfinished Business: There was no unfinished business to discuss.

Owners Questions: The Board of Directors listened to comments and answered questions from the membership.

There being no further business to come before the board, upon a motion duly made by Robert Reyes and seconded by Linda Johnson the meeting was adjourned at 9.45 p.m.

OUR NEXT MEETING WILL BE HELD ON February 15, 2024.