

MINUTES OF A MEETING OF DIRECTORS

Ocean Ritz Owners' Association, Inc.

Oct 14, 2019

Un-Approved

The Directors of Ocean Ritz Owners' Association, Inc. (the "Corporation") held a meeting of Directors at Ocean Ritz Association Office, 10611 Front Beach Rd., Panama City Beach, FL 32407 on this the 14th day of Oct 2019.

The following members were present:

D Armstrong

Joe Franke

Stan Graves

Rob Melby

Mark Wrinn

Five of five members present a quorum was established.

Meeting Chair

The President, Mark Wrinn, was the **Chairperson** for the meeting.

Call the Meeting to Order and

The Meeting was called to order at 2:03 PM.

Certify the Notice of the Meeting

The Sergeant of Arms noted that notice of this meeting was properly provided to each director and posted on the property within the time periods required by the bylaws of the Corporation and the laws of the State of Florida.

Approve Minutes of Previous Board Meeting:

The Minutes of Oct 1, 2019 were approved

Unfinished Business:

There were no items of Unfinished Business

New Business: There were Five (5) Items of New Business

ITEM #1: Discuss and Vote to Approve Sep 2019 Financials

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the Sep 2019 Financials prepared by Florida Coastal CAMs and reviewed by the Treasurer. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #2: Discuss and Vote to Engage Cummins To Service and Inspect Generator

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the proposal by Cummins Sales and Service to service the generator once a year at a cost of \$487 and inspect the generator once a year at cost of \$260 per their proposal #63178, a three-year agreement. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #3: Discuss and Vote to Engage LJB for ICAT Meeting Oct 15, 16 and 17 2019

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the Oct 14, 2019 agreement for consulting services for ICAT Meeting of Oct 15,16 and 17, 2019 not to exceed \$30,000 and the President, Mark Wrinn and Vice President, Stan Graves represent the Association in insurance claim matters. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #4: Discuss and Vote to Set Mid-Month to Review AR Report and Monthly Financials With the President, Treasurer and Manager each Month

Mr. Wrinn motioned, and Mr. Graves seconded, the Association set middle of each month for review of ARs and Monthly Financials with the President and Treasurer prior to Board approval of the Monthly Financials. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #5: Discuss and Vote to Set Date and Time to Adopt the 2020 Budget

Mr. Wrinn motioned, and Mr. Graves seconded, the Association set Thursday, Oct 31, 2019 at 1:00 PM at the Association Office as the date, time and place for the adoption of the 2020 Budget and that the Notice of Meeting along with the proposed 2020 Budget be mailed to each Owner no later than Oct 17, 2019. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

Adjourn Meeting:

There being no further business on the Agenda, the October 14, 2019 Ocean Ritz Directors' Meeting was adjourned at 2:41 PM Central Time.

DATED in the State of Florida, on Oct 14, 2019.

D Armstrong (Secretary)

