

# MINUTES OF A MEETING OF DIRECTORS

Ocean Ritz Owners' Association, Inc.

June 25, 2019

Un-Approved

**The Directors of Ocean Ritz Owners' Association, Inc.** (the "Corporation") held a meeting of Directors at Twin Palms' Association Office, 10519 Front Beach Rd., Panama City Beach, FL 32407 on this the 25th day of June 2019.

The following members were present:

D Armstrong

Joe Franke

Stan Graves

Rob Melby

Mark Wrinn

Mr. Armstrong was absent

Four 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 11:01 AM.

## **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 May 21, 2019 were approved

## **Unfinished Business:**

There were no items of Unfinished Business

## **New Business: There were Six (6) Items of New Business**

### **ITEM #1: Discuss and Vote on Pay Increase for Maintenance Personnel**

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve a pay rate of \$17 per hour for maintenance personnel. Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

### **ITEM #2: Discuss and Vote on Meeting Date for Annual Meeting**

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve Saturday, October 5, 2019 at 9:00 AM Central Time as the date and time of the 2019 Annual Owners Meeting and the place be the Panama Beach Senior Center or similar facility if it is not available. Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

### **ITEM #3: Discuss and to Ratify Payment for Roof Replacement**

Mr. Wrinn motioned, and Mr. Graves seconded, the Association ratify the payment of approximately \$404,009 to Roofing & Reconstruction Contractors of America, Inc (RRCA) for the roof replacement of Ocean Ritz Condominium. Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

### **ITEM #4: Discuss and Ratify Payment for Roof Tarping**

Mr. Wrinn motioned, and Mr. Graves seconded, the Association ratify the payment of approximately \$16,150 to Restore Masters for the tarping of the roof following Hurricane Michael. Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

### **ITEM #5: Discuss and Ratify Partial Payment for Hurricane Michael Remediation**

Mr. Wrinn motioned, and Mr. Graves seconded the Association ratify the payment of \$145,000 to Fresh Start as a partial payment for remediation of wind blow rain damage to Ocean Ritz condo units pending approval by the Insurance Carrier of the final payment amount. Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

### **ITEM #6: Discuss and Ratify Payment for Build Out for Hurricane Michael Remediation**

Mr. Wrinn motioned, and Mr. Graves seconded, the Association ratify the payment of \$33,500 to Cook and Associates of Bay County, LLC for the build out of the remediation of wind driven rain from Hurricane Michael. Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

**Adjourn Meeting:**

There being no further business on the Agenda, the June 25, 2019 Ocean Ritz Directors' Meeting was adjourned at 11:14 AM Central Time.

DATED in the State of Florida, on June 25, 2019.

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D Armstrong (Secretary)