

MINUTES OF A MEETING OF DIRECTORS

Ocean Ritz Owners' Association, Inc.

March 28, 2019

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 28th day of March 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 10:02 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 January 30, 2019 were approved

Unfinished Business:

There were no items of Unfinished Business

New Business: There were Fifteen (15) Items of New Business

ITEM #1: Discuss and Vote to Accept the Resignation of Director, Carl Nicholson, Due to the Sale of His Unit

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the resignation of Carl Nicholson, Unit 1402, as of February 28, 2019 due to the sale of his condominium unit. Mr. Armstrong, Mr. Franke, Mr. Graves, and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

ITEM #2: Discuss and Vote to Elect Rob Melby as Director and Treasurer to Replace Resigning Board Member and Treasurer, Carl Nicholson

Mr. Wrinn motioned, and Mr. Graves seconded, the Association elect Rob Melby, Unit 1801, to fill the unexpired term of Carl Nicholson which expires in 2020 and to serve as Treasurer until the election of Officers in 2019. Mr. Armstrong, Mr. Franke, Mr. Graves, and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

ITEM #3: Discuss and Vote to Engage Alina's Sun LLC as Security Contractor, March 22 thru September 2, 2019

Mr. Wrinn motioned, and Mr. Graves seconded, the Association engage Alina's Sun, LLC to provide Security/Cleaning Services on Monday thru Friday from 6PM to Midnight and Saturday and Sunday from 5:00 PM to midnight at a cost of \$15 per hour which is split with Twin Palms for a cost of \$7.50 per hour for each Association starting on March 22, 2019 and ending on September 2, 2019. 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 on Fencing for Pool Deck Extension

Mr. Wrinn motioned, and Mr. Graves seconded, the Association engage Triple H Welding to build additional pool deck fencing and gate to enclose the expanded pool deck area on the east side of pool deck at an approximate cost of \$5,000 paid from the reserve fund. 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 on Pavers for Pool Deck Extension

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the expense of approximately \$3,000 for pavers for the pool deck paid from the reserve fund. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #6: Discuss and Vote on Gas Grills for Pool Deck Extension

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the expense of approximately \$5, 200 for two gas grills for the pool deck. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #7: Discuss and Vote on Pergola Over Gas Grills for the Pool Deck Extension

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the expense of approximately \$3,000 for a pergola over the gas grills for the pool deck extension. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #8: Discuss and Vote on Pergola on Shower Tower for the Pool Deck Extension

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the expense of approximately \$3,000 for a shower tower identical to the one on the west end of the pool deck to be installed on the east end of the pool deck and paid from reserve funds. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #9: Discuss and Vote on Landscape Castle Block for the Pool Deck Extension

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the expense of approximately \$3,500 for landscape castle block for the pool deck extension. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #10: Discuss and Vote to Send Unit 701 to Association Attorney for Collection of Delinquent Assessments

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve referring unit 701 to the Association Attorney for collection of their delinquent assessments which are more than 90 days past due. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #11: Discuss and Vote to Send Unit 1202 to Association Attorney for Collection of Delinquent Assessments

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve referring unit 1202 to the Association Attorney for collection of their delinquent assessments which are more than 90 days past due. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #12: Discuss and Vote to Suspend the Use Rights of Amenities for Unit 701 Due to Delinquent Assessments

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the suspension of use rights of the Association amenities due to assessments being more than 90 days past due for unit 701 and a notice of suspension of use rights be posted on the entry door of said unit. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #13: Discuss and Vote to Suspend the Use Rights of Amenities for Unit 1202 Due to Delinquent Assessments

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the suspension of use rights of the Association amenities due to assessments being more than 90 days past due for unit 1202 and a notice of suspension of use rights be posted on the entry door of said unit. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #14: Discuss and Vote to Engage General Contractor to Replace Roof

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the engagement of Roof and Reconstruction Contractors of America (RRCA) for replacement of the Ocean Ritz roof damaged by Hurricane Michael at an approximate cost of \$426,000 with the payment terms of 50% upon the receipt of insurance proceeds, 40% upon completion of the roof replacement and 10% on final inspection. Mr. Armstrong, Mr. Franke, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 5 to 0.

ITEM #15: Discuss and Vote to Pay Florida Coastal CAMs an Amount Not to Exceed 5% of Paid Insurance Claim to Administer the Claim and Manage Contractors Approve by the Association

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve up to 5% of insurance money paid to the Association for repairs of damage caused by Hurricane Michael for management of contractors and for administration of payment of money paid to contractors engaged by the Association to make repairs to damage caused by Hurricane Michael and said payment of up to

5% be approved and paid by the Association Insurance Carrier. 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 March 28, 2019 Ocean Ritz Directors' Meeting was adjourned at 11:24 AM Central Time.

DATED in the State of Florida, on March 28, 2019.

D Armstrong (Secretary)