

MINUTES OF A MEETING OF DIRECTORS

Ocean Ritz Owners' Association, Inc.
Sep 10, 2020

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 10th day of Sep 2020.

The following members were present:

D Armstrong
Stan Graves
Rob Melby
Mark Wrinn

Warner Fox 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 2:04 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 Aug 4, 2020 were approved

Unfinished Business:

There were no items of Unfinished Business

New Business: There were Nine (9) Item of New Business

ITEM #1: Discuss and Ratify Cancellation of Cell Phone Service

Mr. Wrinn motioned, and Mr. Graves seconded, the Association ratify the cancellation of the sole remaining Verizon cell service saving the Association approximately \$67 per month. Mr. Armstrong, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

ITEM #2: Discuss and Ratify the Installation of Skid Plates on Parking Area Ramps

Mr. Wrinn motioned, and Mr. Graves seconded, the Association ratify the fabrication of three diamond plated aluminum skid plates and mount them at the top of the ramp to P1 and the top of the two ramps to P2 at a cost of approximately \$3,400. Mr. Armstrong, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

ITEM #3: Discuss and Vote on the Resignation of D Armstrong

Mr. Wrinn motioned, and Mr. Armstrong seconded, the Association approve the resignation of D Armstrong as a Director and Secretary for Ocean Ritz Condominium due to the scheduled sale of his unit on 9.11.20. Mr. Armstrong, Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 4 to 0.

ITEM #4: Discuss and Vote on the Nomination of Jennifer Steele to Fill the Unexpired Term of D Armstrong

Mr. Wrinn motioned, and Mr. Graves seconded, the Association table Agenda #4. Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 3 to 0.

ITEM #5: Discuss and Vote on Secretary

Mr. Wrinn motioned, and Mr. Graves seconded, the Association table Agenda #5. Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 3 to 0.

ITEM #6: Discuss and Vote on Release of Part of the Hold Back Money to QuestMark

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the payment of half the \$13,000 retainage or \$6,500 upon QusetMark/CentiMark repair of areas needing re-application of sealant and the remaining \$6,500 sixty days after the completion of repairs. Mr. Graves, Mr. Melby and Mr. Wrinn voted NO. There were no, YES votes. Motion failed 3 to 0.

ITEM #7: Discuss and Vote on Placing Cleaners Nargiza Mirzaeva (Nancy) and Shakhodat Talipova (Charlene) on Temporary Leave of Absence

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve Nancy Mirzaeva (Nancy) and Shakhodat Talipova (Charlene) for temporary leave of absence while they return to their home country for personal business. Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 3 to 0.

ITEM #8: Discuss and Vote on Hiring Temporary Cleaning Personnel

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the hiring of temporary cleaners for the temporary replacement for Ocean Ritz cleaners Nancy Mirzaeva (Nancy) and Shakhodat Talipova (Charlene). Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 3 to 0.

ITEM #9: Discuss and Vote on Engaging State Officials to Monitor the Election of Directors at an Approximate Cost of \$500

Mr. Wrinn motioned, and Mr. Graves seconded, the Association table Agenda Item #9. Mr. Graves, Mr. Melby and Mr. Wrinn voted YES. There were no, NO votes. Motion carried 3 to 0.

Adjourn Meeting:

There being no further business on the Agenda, the Sep 10, 2020 Ocean Ritz Directors' Meeting was adjourned at 2:46 PM Central Time.

DATED in the State of Florida, on Sep 10, 2020.

D Armstrong (Secretary)