

MINUTES OF A MEETING OF DIRECTORS

Ocean Ritz Owners' Association, Inc.

May 21, 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 21st day of May 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 11:02 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 April 2, 2019 were approved

Unfinished Business:

There were no items of Unfinished Business

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

ITEM #1: Discuss and Vote on Allowing Owners to Place No Parking Barrier in Their Parking Space

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the placement at owner expense and upkeep of a non-fixed barrier such as a cone, but disallow the placement of any fixed type floor bolted barriers. 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 on a Joint Ocean Ritz and Twin Palms Maintenance Personnel Work Force.

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the Joint Work Force of five members with the Team Leader paid \$18/hr and Team Members paid \$17/hr and each member work seven days per week as outlined in the Joint Work Force Schedule. 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 to Ratify the Engagement of Cook & Associates at \$40 per hour to Complete the Pool Deck Extension

Mr. Wrinn motioned, and Mr. Graves seconded, the Association ratify the engagement of Cook and Associates of Bay County, LLC to complete the Pool Deck Extension at an approximate labor cost of \$12,000. 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 to Vote on Engaging White's/Gulf County Towing for Designated Towing Service

Mr. Wrinn motioned, and Mr. Graves seconded, the Association ratify the engagement of Whites/Gulf County Towing as the designated Tow Company for Ocean Ritz. 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 to Vote on Authorized Signers for Operating and Reserve Accounts

Mr. Wrinn motioned, and Mr. Graves seconded, the Association approve the President, Vice President and Manager as signers for the Operating and Reserve Accounts and that one signer be required for the Operating Account and two singers be required for the Reserve Account. 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 May 21, 2019 Ocean Ritz Directors' Meeting was adjourned at 11:27 AM Central Time.

DATED in the State of Florida, on May 21, 2019.

D Armstrong (Secretary)