

Member meeting 3-16-23 Minutes

Members Annual Meeting started precisely at 5PM

Call to order – Rick

This membership meeting was ordered by the Florida Division of Business and Professional Regulation (DBPR) after it invalidated the December 17, 2022 meeting for the election of directors. The DBPR Order is attached to these minutes and is hereby incorporated by reference.

Proof of notice provided by Rocky. Proxy and Ballots along with bio's mailed on February 13, 2023, 31 days prior to meeting. A second amended mailing with ballots and bio's mailed February 21, 2023, 24 days prior to meeting

Rick went through the process for the day - we will collect and tabulate all the proxies to ensure we have a quorum. We will tabulate the proxy votes and announce the results. We will hand the election ballot process to Jen Ward, a State approved ballot monitor, who will tabulate the ballot votes and results.

Rick nominated himself as chairman of the meeting. Rick then asked Ian Koenig to lead the proxy count committee.

Rocky gave Ian all the Proxies the Association has received. Rick then asked if there are any proxies that owners want to submit, if so please give submit them to Ian. There being no other proxies, all is closed.

Ian appointed a quorum certification team - Ian to read and Tom Fiedler to verify and 2 owners will tabulate the proxy material - Jacky Schryver and Craig Smith.

A. First task is to open any unopened Proxy envelopes and sort proxies by unit #

Read each Proxy out loud and outline the first set of items for tallying.

Unit # of Proxy received, Representative and if 'do not grant' is checked.

State # of valid Proxies received and state we have a quorum. Min is 35

Results were we had 73 valid proxies, thus a quorum was achieved.

The tally sheets are on record with the Association.

Approve minutes from April 9,2022, June 4,2022, and December 17, 2022 owner meetings, which have been on the website for an extended period of time. Gus Fleites disagreed with the stated proxy count in the June 4 minutes. The draft 6/4/2022 minutes stated the minutes for the 12/11/2021 "were approved by proxies 29-18." There were 63 members represented at the 6/4/2022 meeting. Mr. Fleites stated that a majority of owners represented at the meeting were required to approve the minutes. Mr. Cote stated that only a majority of those in attendance and voted were required to approve the minutes. No further action was taken at the meeting with no meeting minutes approved. Each proxy was read out loud on each topic and the votes were tallied 1) Budget Funding, 2) Glass Tower selection, 3) glass tower funding, 4) common area painting option and 5) Gym wood stain option.

Each page was reconciled and the tallies agreed.

Ian provided the results to Committee Chair, Rick, and he announced the results as follows:

1. Budget insurance gap funding - 39 for Special Assessment; 34 for a dues increase. Special Assessment passes.
2. Glass tower - 33 for replacement; 14 for demolition and 26 Abstain. No action as a majority was not achieved.

3. Glass Tower funding - 37 for Special Assessment; 10 for a dues increase and 26 Abstain. Special Assessment passes.
4. Common are painting color - 29 for Adobe White; 12 for Gray and 32 Abstain. No action as a majority was not achieved.
5. Gym wood floor stain - 39 for Gray; 7 for Amber and 27 Abstain. Gray wood stain passes.

B. During the Proxy tabulation process Jen Ward, a State approved Monitor started the election vote tabulation. The locked ballots were retrieved and given to Jen. She then asked for any other ballots.

She asked for 4 volunteers from the audience to tabulate the votes. The following were the vote tabulator volunteers - Sharon Crisp; Kate Foulds; Pat Davidson and Trent Siddoway

Jen reported the vote results as follows: Gus Fleites 52 votes; Keith Glazer 27 votes; Larry Hallas 34 votes; Ken Jones 55 votes; Jim Panzarella 32 votes and Tony Solazzo 44 votes.

The 3 newly elected Board members are Gus Fleites, Ken Jones and Tony Solazzo. Congratulations.

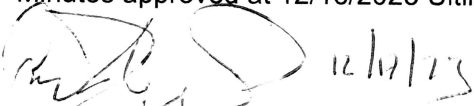
Jen will supply a written report outlining the process she followed.

Mr. Coté recommended an Organization meeting be held on Monday, March 20 immediately followed by a Board meeting. Mr. Fleites stated that the new Board will convene the organizational meeting at a date to be determined.

Open for Owners comments on Agenda topics - no comments were made

Rick thanked everyone and we adjourned the meeting at approximately 7:30 PM.

Minutes approved at 12/16/2023 Ultimar Three Condominium Annual Owners' Meeting.



Agustin J. Fleites
President

Ultimar Three Condominium Association, Inc.