



**Ultimar Three Condominium Association Inc.
1560 Gulf Blvd. Clearwater, Florida 33767**

ULTIMAR THREE OWNERS' MEETING MINUTES

December 17, 2022

1. CALL TO ORDER

The President Mr. Coté called the meeting to order at 10:04 a.m.

2. PROOF OF NOTICE

Mr. Reily reported that the meeting notices were posted on October 18 and November 18, 2022.

Mr. Coté advised that, due to a lawsuit against the Association by one unit owner (BOTA 3 LLC v. Ultimar 3 Association), the election ballots will be tallied by unit numbers but no ballot envelopes will be opened. After compiling the tally of owner's ballot envelopes, the photos of the tally sheets will be taken, and the unopened ballot envelopes will be sequestered with a third party.

3. APPOINTMENT OF A CHAIRMAN OF THE MEETING

Mr. Coté appointed Jim Panzarella as chairman of the meeting. Mr. Panzarella collected proxy and ballot envelopes from the ballot box and from owners.

4. APPOINTMENT OF QUORUM CERTIFICATION COMMITTEE

Mr. Panzarella appointed Ian Koenig and Sharon Crisp as members of the Quorum Certification Committee. Mr. Panzarella handed over the proxy envelopes to Quorum Certification Committee members.

5. QUORUM CERTIFICATION

Quorum Certification Committee reported the number of valid proxies as 70 which constituted the quorum.

6. APPROVAL OF MEMBER MEETING MINUTES

This agenda item was suspended due to the objection of one owner who stated that the June meeting's minutes had not been properly posted on the U3 website.

7. DISCUSSION AND VOTE ON THE FOLLOWING:

- **Painting of the common areas in a new, lighter and warmer color palate or repainting them in the existing colors.**
- **Renovation of the gym area.**
- **Funding the 2023 budget deficit from prior years' surpluses.**
- **Borrowing funds from the Reserve to pay insurance premiums.**

A voting compilation team consisting of Mr. Koenig, Ms. Crisp and Mr. Schryver was appointed. After counting and tallying the ballots and votes, the following results were announced:

- Painting of the common areas in a new, lighter and warmer color palate or repaint them in the existing colors: 42 – in favor of lighter colors, 8 – against, 20 – abstained;
- Renovation of the gym area: 46 – in favor, 8 – against, 16 – abstained;
- Funding the 2023 budget deficit from prior years’ surpluses: 66 – in favor, 0 – against, 4 – abstained;
- Borrowing funds from the Reserve to pay insurance premiums: 63 - in favor, 3 - against, 4 – abstained.

8. APPOINTMENT OF INSPECTORS OF ELECTION

A ballot compilation team consisting of Mr. Koenig, Ms. Crisp and Mr. Schryver was appointed.

9. AND 10. DETERMINATION OF NUMBER TO BE ELECTED AND ELECTION OF DIRECTORS

83 unopened election ballot envelopes that had been received from the unit-owners were sequestered and handed over to a third party pending an arbiter ruling after which the election results can be obtained.

Mr. Schryver made a comment that electronic election process should be considered for future voting. Mr. Coté stated that he had done all the research into electronic voting and had the contact information of ONR, which is a Florida registered electronic voting organization, and suggested that HOA contact him on this issue.

11. ADJOURNMENT

The meeting was adjourned at 11:57 a.m.

The minutes were prepared by Sergei Shishkin