



Ultimar Three Condominium Association Inc.

1560 Gulf Blvd. Clearwater, FL 33767

August 8, 2020

A U3 Building Board Meeting was held on August 8, 2020 at 9:40am.

The meeting was a virtual meeting via zoom.

In attendance were all Board Members:

Said Gabriel - President

John Somers - Vice President

Sergei Shishkin - Treasurer

Harry Winters

Rick Coté - Secretary

Also in attendance was Rocky Reilly U3 building manager

Also appropriately 8 residents also participated in the meeting.

Mr Gabriel called the meeting to order, confirmed proof of notice had been given and conducted a roll call.

Mr. Shishkin gave the Treasurers report as follows:

The preliminary financial results as of the end of July 2020 showed that the Association had an operating surplus of \$32,551. Our income for that period was \$560,653 or nearly \$4,000 less than the budget for seven months due to lower interest earned on our reserve fund.

Our expenditure was \$528,102 or \$11,476 less than budgeted. The savings were in Insurance (\$15 thousand) and Contracted Services (\$17 thousand). We spent more than budgeted for Salaries (\$5 thousand), Utilities (\$17 thousand), Building and Maintenance Supplies (\$5 thousand), Building Repair and Maintenance (\$3 thousand) and Water Softener (\$1.4 thousand).

Based on the financial results for the first seven months of 2020, our forecast for the yearly operational result is a surplus of \$14,760 which is lower than budgeted surplus of \$18,289.

The Accounts Receivable stand at \$12,998 with only two accounts outstanding for more than 90 days. Thanks to efforts by our Manager, the outstanding maintenance fees have been reduced from \$31,227 as of the end of May to a more acceptable figure.

Our Reserve Fund stays at a healthy level of \$1,116,206 which is sufficient to cover all foreseeable capital expenditure. The forecast of expenditure for the current year includes \$440,000 planned for the Remodeling Project. We have to decide, under item 5 of our meeting's agenda, on the implementation of this project during 2020 under the existing circumstances. If the project has to be postponed, we can move the funds planned for it to a certificate of deposit instead of keeping it in a money market account.

Rocky gave an update of COVID 19. As previously communicated one couple had contracted the disease and were hospitalized. Upon learning this, Rocky immediately sent out a notification to all residents, closed down the gym and other common areas and immediately initiated a full cleaning of the entire buildings common areas. A professional firm was also engaged to further sanitize the building. The cost of this service was \$3,200 and was an unbudgeted expenditure. Many residents on the call complemented Rocky and his team on their initiatives to sanitize the facility. Rocky did contact The Florida Dept. of Health regarding the need for contract tracing and he is not aware of any action taken.

A resident did highlight that this infected couple share cleaning service with other residents and actively interact with other residents and since they did not notify anyone, 6 residents needed to be tested and the cleaning service was notified to take appropriate action. With this it was recommended that residents be advised to notify Rocky if they become ill so he can properly initiate the necessary notifications to residents.

Rocky then gave his management report.

1. The roofing project is now completed. Structural issues were found with the roof A/C support systems which delayed the final completion of this project. We have a 15-year warranty for the roofing work. The total project cost was \$259,900, which came in at the original \$260,000 budget but was over the latest estimate by \$20,000 (due to A/C support issues). Rocky has applied for and we will receive a \$2,300 Duke Energy Rebate.
2. COVID. Was previously discussed
3. Common area Sprinkler repairs are ongoing and will include condo unit repairs and parking garage areas. The parking area sprinklers were historically maintained by the HOA. residence repairs.
4. The Generator is running as it should and our maintenance contract and service are up to date
5. The water softener system is functioning as planned
6. No other major initiatives are underway, just normal ongoing building maintenance

False fire alarm issues were highlighted by some residents. Concern was raised that many residents don't take these alarms seriously enough by not evacuating when required. It was also stated that with regard to emergency building evacuation, disabled individuals should contact the local Fire Department to advise them of your disability and inability to evacuate. Rocky highlighted that we have a modern system with over 360 sensitive electronic peripheral devices. When a false alarm occurs due to an anomaly, it is promptly repaired by a qualified service technician. It was also recommended Rocky issue a fire alarm education communication reminder to residents.

The next topic of discussion was the Interior Remodeling Project. Mr. Somers took the initiative to update the Board.

In January 2019, this project was regenerated with the formation of large committee with the objective of providing a recommendation once the committee has a consensus point of view. Seven meetings have been held since the formation. The committee did provide a floor tile, paint color and wood mockup, which has been in place in the lobby and basement common areas for over 8 months. Obtaining final costs and timing were the next key component of a recommendation. The committee was set to meet in March 2020, but with the COVID-19 pandemic this meeting was postponed. The committee feels it is not wise to have any meetings or proceed with contractors attempting to finalize costs while COVID-19 is still prevalent. The committee's recommendation is to continue with their process as they feel appropriate with COVID-19 still prevalent. Nothing will be implemented in 2020 and therefore the \$440,000 of funds identified to be spent this year can be reinvested until next year.

With no other matters being raised Mr. Gabriel adjourned the meeting at approximately 10:30 AM.