



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

U3 Owners Annual Meeting
11 December 2021

The meeting was called to order at 1130 hrs by Board President Said Gabriel. The meeting was held in person and via Zoom conference call. Mr. Reily indicated that proof of meeting notice was properly posted.

The following Board members were in attendance:

Said Gabriel
Rick Coté
Sergei Shishkin (via Zoom)
Larry Hallas

- Mr. Reilly indicated that proof of meeting notice was properly posted.
- The Board President, Mr. Gabriel, appointed Rick Coté as meeting Chairman (proxy holder)
 - Mr Coté appointed Emily Prior and Ian Koenig as the quorum certification committee. They were also appointed inspectors along with Sharon Crisp and Melanie Jones
 - The new process for quorum certification, proxy voting, and ballot tabulation was detailed by Mr. Cote. The protocol was open, transparent, and recorded via zoom.
 - The proxy certification committee confirmed that **60** validated proxies had been received, constituting a quorum (minimum was 35 needed).
 - The Board then approved the December 2020 Annual Meeting minutes.
 - The inspectors then proceeded with processing the votes for the proxy items with Mr. Coté then announcing the vote for the following proxy items as provided by the Proxy Committee:
 1. Should the Board of Directors allow any excess operating funds in the 2021 fiscal year to roll over into the 2022 budget as a constructive return of capital to the membership consistent with IRS rulings. **The vote was 53 yes, 7 no. Therefore, this item has passed.**
 2. Should the Board of Directors borrow cash from the reserves to pay association insurance premiums. **The vote was 58 yes, 2 no. Therefore, this item has passed.**
- For the ballot tabulation, envelopes were read out loud noting the unit number. There was a total of 75 validated ballots received. Mr. Hallas as secretary then asked if there were any objections to the voting certification: let the record show there were none.
- The ballots were then opened one by one, the voting result recorded out loud, and two sets of tallies were kept and compared in sets of 20. The results were as follows:

COHEN-	36
COPLEY-	32
COTÉ-	40
FLEITES-	30
GABRIEL-	40
PONARSKI-	06
SCHRYVER-	34

- The inspectors of election confirmed 3 Director seats were as follows:

**COHEN
COTÉ
GABRIEL**

The Annual Members Meeting was adjourned at 1:30PM.