

Minutes
Organizational Board Meeting
Ultimar Three Condominium Association, Inc.
March 21, 2023

At 5:15 PM, on March 21, 2023, the Board of the Association convened for purposes of electing officers. The meeting was held at the Association Club Room and was presided by Richard Coté, President of the association. Mr. Coté affirmed proof of notice by stating that he posted notice for the meeting at 5:21 pm on March 18, 2023. A quorum was confirmed with all five Board members present: Richard Coté, Said Gabriel, Gus Fleites, Ken Jones, and Tony Solazzo. The Association manager was also present, as were several other members.

Nominations were presented and the following officers were elected:

- Gus Fleites, President with Richard Coté, Said Gabriel, and himself voting on his behalf.
- Ken Jones, Treasurer with Gus Fleites, Tony Solazzo, and himself voting on his behalf.
- Craig Smith, Vice President with unanimous votes from the board members in attendance.
- Jacky Schryver, Secretary with Gus Fleites, Ken Jones, and Tony Solazzo voting on his behalf.

With the purpose of the meeting concluded the session was opened for member comments.

Said Gabriel presented his resignation as chairman of the Construction Committee. He expressed concern over inherent conflicts of interest with two Ultimar HOA representatives serving on Board committees.

Rick Coté expressed his concern with the majority of Board members failing to approve the convening of a Board meeting to follow the organizational Board meeting. His purpose for calling for the meeting was to address recent events impacting human resources at the association.

Gus Fleites responded that a majority of the Board members had not agreed to convene the requested meeting. He further stated that as the majority of the Board had just been elected, they were not aware of the details of the events. It was important for all members to be fully briefed on the events before calling for a Board meeting to discuss the matters and decide upon required Board action, if any.

The following other items were raised by members:

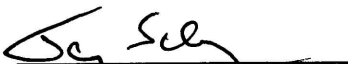
- Request for scheduled Board meetings;
- Process for preparation and dissemination of minutes;

- Obligation by Board members and officers to sign certifications representing understanding with the Association's governing documents;
- Information on efforts to replace departed maintenance crew;
- Existence of maintenance manuals for common areas;
- Board's failure to respond to concerns and complaints;
- Recent problems with northside elevator; and
- Need for cancellation of departed maintenance crew building access credentials.

With no further questions from the members the meeting was adjourned at 6:00 pm.


These minutes were prepared by Gus Fleites and submitted to the Board for additions and corrections.

These meetings were approved by the Board of Directors at a meeting held on April 25, 2023 and filed with the records of the association.



Jacky Schryver, Secretary

4/28/23
Date



Augustin J. Fleites, President

4/28/23
Date