



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

ULTIMAR THREE Special Board Meeting Minutes

August 22, 2022

The meeting was called to order at 5:00 pm by Board President Rick Coté.

Mr. Reily stated that the meeting notice and agenda were posted and mailed on August 18, 2022 or 4 days prior to the meeting.

The following Board members were in attendance:

Rick Coté, President (via ZOOM)
Said Gabriel, Vice-president (via ZOOM)
Sergei Shishkin, Secretary
Larry Hallas, Treasurer

The quorum was confirmed by roll call.

The minutes of the Board's meeting of June 4, 2022 were presented and approved unanimously.

MEETING PROTOCOL

Mr. Coté proposed the following meeting protocol: Board members will present and discuss each agenda topic. If a motion is made and seconded, the Board members will discuss and vote on it. After formal conduct of the Board business, there will be an open session for all owners. Owners are requested to limit their comments to 3 minutes each and provide them only on agenda items. Due to no objections, this protocol was accepted.

1. SOUTH GLASS TOWER ACTION

Mr. Gabriel made the following presentation:

- The Ultmar Three Construction Committee conducted a meeting to review the report submitted by Karins Engineering. The report was approved and recommendations were sent to the Board.
- The Committee also requested Karins Engineering:
 - ◆ to prepare recommendations for immediately securing the Ultimar complex from potential effects of falling glass from the South Glass Tower;

- ◆ to prioritize this assignment as a matter of urgency and to recommend contractors specialized in this kind of work; and
- ◆ to amend the report to reflect the correct the designation of the glass tower requiring immediate action.

The solutions to be recommended should ensure maximum protection in the shortest time for protecting people and property at Ultimar premises. In case Karins Engineering are not capable to respond to our request immediately, the Committee should explore an alternative option (such as the company - Structural/ Kelsey Romao - who might be qualified to do the work).

- Ultimar Three and HOA managers immediately took the proper actions to the best of their ability to isolate areas of concerns.
- Messrs. Copley and Gabriel requested Karins Engineering to respond to the Committee's recommendation. They also contacted Mr. Kelsey Romao to provide his advice and recommendations.
- Mr. Copley provided a list of several contacts to obtain options for repair or replacement of the tower.
- Messrs. Reily and Gabriel contacted several manufacturers/contractors to provide options and their costs.

Immediate Option Considered:

- To provide shrink wrap around the tower. This option was declined by the vendor.
- To cover the tower with metal curtain. This was considered not a good option because of the weight and size of the mesh.
- Demolish the glass and leave the frame in place. This was also considered not a good option because it would expose the steel frame to weather conditions resulting in rust until final solution is implemented.
- Spray the glass with “Armor Guard” as a measure of protection from glass chipping and water intrusion. This seems to be the most acceptable option.

Mr. Gabriel introduced several images illustrating the "Armor Guard" option and explained that:

- Armor Guard is a protective coating applied with a spray nozzle that has been used at construction facilities throughout the USA.
- This product protects surfaces temporarily against water and physical damage for up to one year.
- Armor Guard Protective Coating is VOC and solvent free and creates a watertight non-adhesive bond over the substrate to which it is applied.
- It completely shapes to the product to be protected.

- To be removed, it simply peels off in large sheets. This product was applied to many surfaces and stands up to the harshest climates for extended period of time.
- Armor Guard is translucent and may block inside lighting to low levels of 50% or less.
- The cost to cover both towers is very reasonable compared to removal of the glass.

Mr. Copley (Vice President of HOA Board) stated that HOA approval was not required for application of the Amour Guard product on the Glass Towers.

In addition, Mr. Gabriel advised that Karins Engineering will be evaluating quotations from several contractors/manufacturers to replace the glass of the tower with:

- glass blocks,
- polycarbonate panels,
- fiber glass panels, and
- other options.

Mr. Gabriel expressed his thanks to Mr. Reily for active participation in the aforementioned activities that often required working beyond normal working hours.

Mr. Said made a motion for the Board: To approve coating of the two glass towers with Armor Guard to address the immediate concern of glass chips falling from the two towers and to protect temporarily their surfaces against water and other damages. The cost of this should not exceed \$15,000 and would be covered by our Capital Reserve Funds.

The motion was discussed and unanimously approved.

2. BOARD REORGANIZATION

Mr. Coté informed the Board that Mr. Cohen had submitted his resignation from the Board, effective immediately, due to personal reasons. On behalf of the Board, Mr. Coté thanked Mr. Cohen for running and winning a Board seat at the last December meeting and for his contribution to the Association's and Board's activity.

Mr. Coté stated that, considering the workload the Association had in front of it and the importance of having a cohesive and supporting Board, he would like to recommend that Mr. Cohen's vacancy be filled immediately. He made a motion that the Board appoint Jim Panzarella to fill the vacant Barry Cohen's seat through the end of his term in December 2023.

This motion was seconded.

Mr. Coté asked Mr. Panzarella to provide his background, engagement with Ultimar Three and the motivation to become a Board member.

Mr. Panzarella gave a brief synopsis of his background stating that he had purchased the condo in Ultimar Three in 2011. He and his wife resided in both Florida and New York, and he became a Florida resident in January 2022. He had ran a primary care office for approximately 30 years before joining a large multi specialty group for five years. During that time he was involved in all the operations of the practice, as well as writing all of the COVID-19 protocols for a 170

member physician group. Mr. Panzarella retired in 2020. He and his wife have been spending most of their time between Florida and New York as well as visiting their six children and six grandchildren throughout the East Coast and Canada.

Mr. Panzarella also stated that he felt that working with the Board would allow all owners to achieve the goal of keeping Ultimar Three a very unique and special place. He also felt that all owners would benefit from working together in a respectful environment.

In the discussion, Mr. Coté stated that, considering values, ethics and behavioral attributes, he believed that Mr. Panzarella would provide the best qualities desired of an Ultimar Three Board member. Mr. Coté stressed that Mr. Panzarella had displayed critical character qualities, such as honesty, respect, kindness, openness, doing the right thing, and get it done attitude. In addition, Mr. Panzarella also had proven behavioral skills of positivity, respect for others, compassion and teamwork.

The motion to appoint Mr. Panzarella to fill the vacant Mr. Cohen's Board seat through the end of his term in December 2023 was approved unanimously.

3. OPEN DISCUSSION WITH OWNERS

Several owners enquired whether the glass towers were really needed or required, about the cost of different options to address the situation with them, and how the project will be funded. There was also a concern about authorization from HOA and city authorities for their removal.

Mr. Coté responded that the Glass Towers are purely decorative items, they provide no structural support to the building and there is no equipment inside these towers. Mr. Cote also stated that the exact costs and funding sources would be made available to owners once they are known. All requirements will be taken into account and all options will be presented for owners' decision.

Mr. Fleites requested an answer to his earlier submitted query about who among the Board members filled the position that was vacated by Mr. Winters in January 2021 without replacement.

Mr. Coté responded that since the query was made officially it would be answered in due course in the same manner.

Mr. Foulder asked whose positions on the Board would be open for the next election.

Mr. Coté explained that those will be the positions now occupied by Messrs. Hallas and Shishkin.

ADJOURNMENT

Mr. Coté reminded that our next meetings in 2022 were scheduled as follows: October 15 - Board meeting and December 17 - members and Board meetings.

The meeting was adjourned at 5:46 pm.

The minutes were prepared by Sergei Shishkin