

**Ultimar Three Condominium Association, Inc.**

**Minutes of the Board of Directors Meeting**

**August 19, 2023**

**Call to Order**

Gus Fleites called the Board meeting to order at 9:00 am from the Ultimar Three Clubroom and via Zoom.

**Proof of Notice of Meeting**

Proof of Notice was confirmed by Mr. Fleites.

**Roll Call**

All five directors were present: Gus Fleites, Tom Fiedler, Cleo Cabuz, Ken Jones and Craig Smith. A quorum was obtained. Also present in person were Secretary Jacky Schryver and Manager Rocky Reily.

**Approval of Minutes**

It was moved, seconded to approve the draft minutes of the meeting held on August 12, 2023. The motion was passed unanimously, and the minutes were approved.

- **Glass block towers**

Update by the Construction Committee regarding the status of the glass block towers. Once determined, all options will be presented to and voted upon by owners.

**New Business**

- **Status of fire sprinkler inspections**

Mr. Fleites recommended 2023 inspection of sprinklers in all units be performed early and bids should be obtained for the necessary replacements.

- **Balcony Repairs**

After a lengthy discussion, Mr. Fiedler moved, seconded by Mr. Fleites, to have the Board recognize that concrete slabs, whether on balcony or otherwise, be treated as a common element and that repairs, maintenance and replacement are the responsibility of the Association. The motion was unanimously passed. All other items, such as waterproofing membrane, tile, slider tracks, etc, remain the responsibility of the owner.

**Old Business**

Meeting scheduled for September 26, 2023.

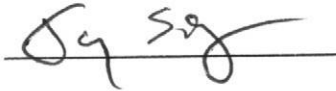
The generator radiator was replaced and is working well.

Meeting was suspended for Executive Session.

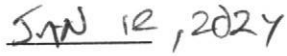
**Adjournment**

Mr. Fleites adjourned the meeting after the end of the executive session at 1:13 pm.

Minutes are submitted by Jacky Schryver, Secretary



Jacky Schryver, Secretary



Date

The ultimate point of view.

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

Board of Directors Board Meeting  
August 19, 2023, 9:00 am  
Ultimar Three Club Room\*

### Agenda

1. Call to order, proof of notice, roll call, declaration of quorum
2. Approval of minutes 8/12/23 meeting
3. Committee Updates
  - Update on Glass Block Towers
4. Old Business
  - Update schedule for meetings
  - Installation of radiator for generator
5. New Business
  - Status of fire sprinkler inspection and replacements & actions to take to comply with fire code
  - Consideration of balcony repairs for unit 902.
6. Owners comments.
7. Executive session.
8. Adjournment.

\*Members encouraged to attend in person or via Zoom

- Zoom Access  
<https://zoom.us/join>
- Meeting ID: 6014460734
- Passcode: u3
- Zoom Phone
- +1 646-876-9923
- Meeting ID: 6014460734/Passcode  
040369