



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

U3 Member Meeting Minutes
June 5, 2021

The meeting was called to order at 1010 hrs by Board President Said Gabriel. The meeting was held partially 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 (U3) **Proxy Holder and Chairmen**

Rick Coté (U3)

Sergei Shishkin (Zoom)

Larry Hallas (U3) **and recording Secretary.**

- Proof of Notice was submitted by Mr. Reily.
- Quorum Requirement (58 proxies) was exceeded (35 required)

NEW BUSINESS

PROXY VOTE COUNT -

“Should the BOD move forward with Phase 1 of the remodeling project as described in the meeting notice circular, as long as its cost does not exceed \$420,000”

There was considerable discussion on exactly what will be done and if further votes would be needed separating tile replacement from the rest of the renovation. In addition, questions on how the renovation will proceed in a way to minimize construction noise.

Mr. Reily noted the vote was 55 FOR and 3 AGAINST.

ACTION: The Board authorized Mr. Reily to proceed collecting bids and begin the project. Mr. Coté also noted that unit owners need to be patient as the COVID year has skewed supply costs and timing. Plans are to use our own employees to expedite many of the projects, and we plan on issuing a detailed flow chart to help owners plan on construction issues.

OTHER BUSINESS –

Mr. Coté noted the Board plans on a Mid-Year Communication to summarize progress on all outstanding issues. He also suggested 16 OCT and 11 DEC for future Board meetings to update budget progress and facilitate the fall election cycle.

With no other topics for discussion this section of the meeting was adjourned at 10:45am.