



Ultimar Three Condominium Association, Inc.
Minutes of the Board of Directors Meeting
September 29, 2025

Call to Order/Roll Call

- Mr. Fiedler called the Board Meeting to order at 4:30pm in the Ultimar Three Club Room and via Zoom online.
- Directors Tom Fiedler and Jacky Schryver were present in person. Craig Smith was present via Zoom. A quorum was obtained. Also present in person was the manager, Kristin Crockett. Directors Cleo Cabuz and Ken Jones were unable to attend.

Proof of Notice of Meeting

- Proof of Notice was confirmed by Ms. Crockett, posted more than 48 hours in advance.

Approval of Minutes

- Meeting minutes from the Board Meeting held on June 24, 2025 were moved for approval by Mr. Schryver. Mr. Fiedler seconded the motion. The motion passed 3-0.

Report of Officers

- **Treasurer** – In Mr. Jones' absence, Ms. Crockett shared that the association was roughly \$152,000 favorable to budget and that cash balances were approximately \$2.3 million at August month-end. Mr. Fiedler indicated that the Board intends to vote on levying a special assessment to cover costs associated with the glass block tower project in a future meeting and that the anticipated special assessment amounts per unit will be shared in advance.

Manager's Report

- Ms. Crockett mentioned that the monthly manager's reports have been provided to owners. She provided an update regarding work in progress and recently completed. This included projects completed by in-house staff, updating the association's appraisal, visits from eight elevator companies who are bidding on the elevator modernization project, replacement of sprinkler heads in the garage, water softener repairs, aviation light installation, and obtaining the permit for roofing work related to the glass block tower project.

New Business

- **DBPR Complaint Discussion** - Mr. Fiedler indicated that PH3 filed a complaint with the DBPR, alleging that the association failed to provide a timely records inspection. Mr. Fiedler indicated that the Board requested that the records inspection request be sent in

letter form, as has been the standard protocol for previous records inspection requests made by owners. A letter was not received by the association. The records desired were email communications from the Board to Dreux Isaac and Associates, which do not exist, and email communications from the management company to Dreux Isaac and Associates.

- **Upcoming Projects Discussion** – Ms. Crockett announced that she is working on the following upcoming projects: obtaining roof lighting proposals, beautification of the fourth-floor planter, ceiling repairs on floor three, obtaining elevator modernization proposals, obtaining the legal paperwork required for the Board to consider electronic voting and electronic communication consent. Additionally, the next large-scale project, after elevator modernization, will be painting the exterior of the building.

Comments of Owners

- An owner indicated damage to his balcony railings. Ms. Crockett requested that details be shared via email.

Adjournment

- The meeting was adjourned at 5:02pm.

Jacky Schryver, Secretary

Date