



Ultimar Three Condominium Association, Inc.

Board Meeting Minutes Saturday, September 22, 2018

Call to Order

Rob Brazel, called the meeting to order at 9:15am (EST).

Roll Call

In attendance at the meeting were Mr. Rob Brazel, VP/President, Mr. Peter Foulds, Director and Mr. Barry Cohen, Director. Mr. Said Gabriel, Secretary, had a prior commitment and was absent. Mr. Sergei Shishkin, Treasurer, attended.

Proof of Notice of the Meeting

Rocky Reily indicated that proof of notice was posted September 18, 2018.

Approval Meeting Minutes

- There was a motion made and seconded to approve the minutes for the April 28, 2018 Board Meeting. The motion was unanimously approved.

Treasurer's Report

Sergei Shishkin, Treasurer, gave an overview of the August 2018 financial report indicating the following highlights:

- The year-to-date position is encouraging and if the trend in spending continues, the association may finish the year with a small surplus.
- Reserves – A water softener upgrade was performed at a cost of \$16,000. The exterior paint project has concluded with savings realized. The AC system replacement is in progress with expenditures expected to be carried forward into 2019.
- Work has begun on the proposed 2019 budget

Membership Dues – Collection Procedure Amendment

The collection procedures were amended to include a provision to address chronically late payments.

There was a motion made and seconded to approve the amended procedures. The motion was unanimously approved.

Bank Signature Card Resolution

The Association's banking services use a standardized form for account holder access.

This is a required action to process the form. The board will appoint signers at a later date.

There was a motion made and seconded to approve the card resolution. The motion was unanimously approved.



Manager's Report

The manager stated that there were no extraordinary issues to report. He went on to address the following items:

Ultimar 3 Lease Approval Protocol

A new lease application has been created to enhance the original outdated form.

AC Update

- A notice of commencement has been filed with the City of Clearwater.
- The system engineer is working with the building department for final permit approval.
- The new system installation is expected to take approximately 3 weeks and is scheduled to begin after the equipment arrives in December.

Ultimar 3 Weekend Access Policy - Delivery & Vendor

The manager alerted the board to a recent change in the HOA parking rules and that many owners reported of having a negative experience since its implementation.

He continued by stating that the rule has a direct impact on vendor building access by taking the building manager out of the process of limited weekend access, such as emergencies and other justifiable requests. The manager's operational oversight and knowledge of building issues were also impacted by this policy.

The board agreed that the building manager should remain an integral part of such actions. They unanimously felt that the historical building access process should be preserved. When an owner makes a request for limited vendor weekend access on Saturday, the manager will make a best judgment decision on the matter and notify the gatehouse. If, parking is available at the Ultimar 3 loading dock, it should rightfully be granted by the gatehouse. Regardless of parking availability, access to the building should not be restricted.

#1405 Balcony Tile Replacement – Owner Request for Approval

Discussion and possible vote

Unit Owner#1405 submitted a request for approval to install new unit balcony tile.

The Owner was in attendance by phone.

The process for such an exterior project was explained, as two approvals are needed. The building initially reviews and grants approval, then the HOA architectural control committee provides final approval based on visual conformity in general.

After reviewing the details, with the understanding that this is the first project of its kind, the board decided that installation guidelines were necessary to protect the building.

The owner agreed to abide by the guidelines when drafted.

A motion was made to approve the project with the condition that the owner agrees to follow the guideline when ready. The motion was unanimously approved.

HOA Update

Mr. Foulds gave a report on the many projects happening to improve the HOA common areas around the development. He went on to say that, the financial condition of the HOA was positive and that reserve planning and drafting the 2019 proposed budget has commenced.

He concluded by stating that the HOA had a new website and encouraged owners to visit it at <https://www.ultimarhoa.com/>

Adjournment The meeting was adjourned at 10:30am (EST).