

**POINTE TOWERS CONDOMINIUM ASSOCIATION
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
December 5, 2023**

Call to Order, Proof of Notice, Quorum

Jim called the meeting to order at 2:46 p.m. and requested that Theresa run the meeting. Board members participating via teleconference Chris Jones, Jim Malanos and Brad Moore. Board members in person were Marty Nora and Theresa Schefstad. Also present via teleconference were Lynette Bisceglia, Mary Lou Brown & Lisa Lamar (guest), Barry Gomberg & Alice Kuhn, Pierre Jones, Marilyn Malanos, Tony Maier, and Ruth Moore. Also, present was Frank Dockett, Tom & Anne Kavanagh, Yasser Kazbour & Erin Connor (guest), Judi Nora, Attorney Richard Zacur and Jodi Couturier, SunTree Community Management. A quorum of the board members was certified. Proof of Notice was properly made and certified.

Approval of Prior Meeting Minutes

Marty moved to waive the reading of December 1, 2022, Minutes of the Special Meeting of the Board of Directors, and approve, as written, seconded by Chris, all in favor. The Motion carried unanimously.

Appointment of Officers and Appointment of Fine Committee Members

Appointments held over following discussion from the Annual Meeting.

To ensure approval of the 2024 Budget, on motion made by Chris and seconded by Brad, all in favor, the Organization Meeting was adjourned, and the Annual Meeting re-opened. Brad moved to approve the 2024 Budget, seconded by Jim, all in favor. Motion carried unanimously. Jim motioned, seconded by Brad, all in favor, to re-open the Meeting of the Board of Directors.

Building Envelope Project Update

Project update was provided which included that the Project is expected to finish under budget, pending receipt of final payments and financials. Details were distributed throughout the project to all owners.

Excess Funds to Reserves

Brad moved for any excess funds at 2023 year-end to be moved to reserves, seconded by Jim, all in favor. The Motion carried unanimously.

Karins Engineering Phase One Milestone Inspection Proposal

Jim moved to approval Karins Engineering Phase One Milestone Inspection Proposal, seconded by Marty, all in favor. The Motion carried unanimously.

Pointe Towers Rules - Neighborly Reminders

Brad moved to approve strike through changes shown on Pointe Towers Rules, seconded by Jim, all in favor. The Motion carried unanimously.

Schindler Elevator Corp Elevator

Jim moved to ratify replacing Schindler Elevator Corp Elevator Phone Land-Line with Kings III Cellular Monitoring, seconded by Marty, all in favor. The Motion carried unanimously.

Piper Fire Protection

Marty moved to ratify replacing ASAP with Piper Fire Protection, seconded by Chris, all in favor. The Motion carried unanimously.

Violations - 718.303

Jim moved to send to Fine Committee, to fine Yasser Kazbour/3N \$100/day up to the total \$1,000 permissible for lack of use of Pointe Towers vehicle parking tags, seconded by Brad, all in favor. The Motion carried unanimously.

Jim moved to send to Fine Committee, to fine Yasser Kazbour/3N \$100/day up to the total \$1,000 permissible in violation of Pointe Towers Rules, City of St Pete and NFPA Codes and placing the building, occupants and insurance coverage at risk. *No hibachi, grills or other similar devices (including gas and charcoal) used for cooking, heating or any other purpose shall be used or kindled on any balcony, under any overhanging portion or within 10 ft of any structure or shall be stored on a balcony. Electric grills are permitted provided they do not have an electric igniter or the production of an open flame.* Seconded by Brad, all in favor. The Motion carried unanimously.

Notifications to Owners – SunTree Chargeable Expenses

Adjournment

Jim moved to adjourn the Meeting seconded by Brad all in favor. The Motion carried unanimously. The Meeting was adjourned at 3:17 p.m.

Approved at the March 15, 2024 Special Meeting of the Board of Directors.