

POINTE TOWERS CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES

Office of Zacur & Graham, P.A.
5200 Central Avenue St. Petersburg, Florida
also via teleconference
March 15, 2024 Time: 2:00 pm EST

Jim called the meeting to order at 2:01 p.m. and requested that Theresa run the meeting. Board members participating via teleconference Alice Kuhn, Tony Maier and Jim Malanos. Board members in person were Chris Jones and Theresa Schefstad. Also present via teleconference were Lynette Bisceglia, Mary Lou Brown & Lisa Lamar (guest), Barry Gomberg, Tom Kavanagh, Brad & Ruth Moore and Judi Nora. Also, present was Frank Dockett, Pierre Jones, Yasser Kazbour, Marty Nora and Attorney Richard Zacur. A quorum of the board members was certified. Proof of Notice was properly made and certified.

Chris moved to appoint the Board of Director Officers as follows:

James Malanos – President

Theresa Schefstad – Vice President & Treasurer

Chris Jones – Secretary

seconded by Tony, all in favor. The Motion carried unanimously. Alice Kuhn and Tony Maier as Officers.

Jim moved to waive the reading of the December 5, 2023, Organizational Meeting of the Board of Director Minutes, and approve, as written, seconded by Chris, all in favor. The Motion carried unanimously.

Jim moved to re-affirm the following Board actions from the Meeting on December 5, 2023, seconded by Chris, all in favor. The Motion carried unanimously. Alice retracted her vote to not re-affirm the 2024 Budget.

- a) Vote - 2024 Budget
- b) Vote – Approval of Prior Meeting Minutes
- c) Vote - Transfer excess funds to Reserves
- d) Vote - Karins Engineering Phase One Milestone Inspection Proposal
- e) Vote - Strike-through Changes Shown on Pointe Towers House Rules
- f) Ratify - Replace Schindler Elevator Phone Land-Line with Kings III Cellular
- g) Ratify - Replace ASAP with Piper Fire Protection
- h) Refer - to Fine Committee - 3N Violations of Pointe Towers Rules

Chris moved to ratify completion and approval for submission the Association’s Insurance Applications (by Directors Jim, Chris, Tony and Theresa), seconded by Jim, all in favor. The Motion carried unanimously.

Chris moved to ratify 7N Violation Notice be sent for the Repair Checklist not submitted (by Directors Jim, Chris, Tony and Theresa), seconded by Jim, all in favor. The Motion carried unanimously.

Chris moved to ratify the approval of Karins' SIRS & Capital Reserve Study Agreement (by Directors Jim, Chris, Tony and Theresa), second by Jim, all in favor. The Motion carried unanimously.

Chris moved to ratify the Envelope Project \$1,255 Change Order to relocate Cell Box (by Directors Jim, Chris, Tony and Theresa), second by Jim, all in favor. The Motion carried unanimously.

Chris moved to ratify acceptance of 2N Renovation Checklist (by Directors Jim, Chris Tony and Theresa), seconded by Jim, all in favor. The Motion carried unanimously.

Theresa moved to appointment Brad Moore and Judi Nora as Fine Committee Members to replace Tony Maier and Dale Bisceglia. Tom Kavanagh will continue to serve on the Committee, seconded by Chris, all in favor. The Motion carried unanimously.

Discussion occurred on selection of a new Management Company. Tony moved to select Ameri-Tech Community Management, Inc. seconded by Chris, all in favor. The Motion carried unanimously.

Theresa moved to adjourn the Meeting. The Meeting was adjourned at 3:30 p.m.

Approved at the May 20, 2024 Special Meeting of the Board of Directors.