

**POINTE TOWERS CONDOMINIUM ASSOCIATION
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS**

at the Office of Zacur & Graham, P.A.

5200 Central Avenue St. Petersburg, Florida

via teleconference: (312) 757-3121 Access Code: 191-795-725

Friday, December 20, 2024, Time: following the Annual Meeting

Call to Order, Quorum, Proof of Notice

Appointment of Officers

Approval of July 24, 2024 Special Meeting of the Board of Director Minutes

Board Vote - Excess funds to reserves

BOARD RATIFICATIONS

- 1) 08/07/24 Piper Fire Protection fire pump repairs - \$1,573.04.
Approved - Tony, Chris, Judi, Theresa.
Did not vote – Alice
- 2) 08/07/24 Schindler Elevator Solid State Starter - \$7,652.00+.
Approved - Tony, Chris, Judi, Theresa.
Did not vote – Alice.
- 3) 08/14/24 All-Kleen 2025 Service Agreement - \$43/mo price increase.
Approved - Tony, Chris, Judi, Theresa.
Did not vote – Alice.
- 4) 08/23/24 BlueWorks clean-out and video underground sanitary pipes - \$2,750.00.
Approved - Tony, Chris, Judi, Theresa.
Did not vote – Alice.
- 5) 09/04/24 Schindler Elevator Smart Rise Control Board - \$9,192.00+.
Approved - Tony, Chris, Judi, Theresa.
Did not vote – Alice.
- 6) 09/13/24 McMullen Roofing cap sheet repairs - \$2,054.00.
Approved - Tony, Chris, Judi, Theresa.
Did not vote – Alice.
- 7) 09/27/24 Suttons Site Solutions elevator pit cleanout - \$1,450.00.
Approved - Tony, Alice, Chris, Judi, Theresa.
- 8) 10/02/24 Cornerstone Restorations – Hurricane Helene/FEMA.
Approved - Tony, Chris, Judi, Theresa.
Did not vote – Alice.
- 9) 10/14/24 McMullen Roofing temp roof - ~~\$18,910.00~~ \$17,500.00.
Approved - Tony, Chris, Judi, Theresa.
Received approval after Proposal executed and sent - Alice.
- 10) 10/31/24 McMullen Roofing re-roof - \$171,460.00.
Approved - Tony, Chris, Judi, Theresa.
Did not vote – Alice.

- 11) 11/11/24 Acceptance 5N Repairs & Renovation Checklist.
Accepted - Tony, Chris, Judi, Theresa.
No response – Alice.

BOARD RESOLUTIONS

- 1) Approval of *Special Assessment* in the total amount of \$140,000.00 for the purpose of paying for out-of-pocket costs related to hurricane-related damage not covered by insurance, including insurance deductibles. The Assessment will distinguish costs for each event, Helene and Milton, as they are known. Assessment will be due in full on February 1, 2025.
- 2) Selection of Fine Committee Members to fill two open positions.

Adjournment

Distributions:

- 1) July 24, 2024, Special Meeting of the Board of Directors Minutes draft.
Sent to Owners on July 29, 2024.
- 2) Notice of Special Assessment - \$140,000.00.

ALL OWNERS ARE WELCOME TO ATTEND.