



1200 U. S. Highway One, Suite E

North Palm Beach, FL 33408

January 30, 2007

The Annual Meeting of the Waterfront on the Ocean at Juno Beach Condominium Association was called to order by President David Bell at 9:00 AM in the social room.

**INTRODUCTIONS:**

Mr. Bell introduced the other Board Members in attendance: Thomas Braun, Joseph Fazio, Frank Rizzo and Kathleen Schoemaker. Also in attendance were Alfred DeMott, Cherylynn Pannebecker and Sylvester Kaminski of OPC Management, Inc.

**CHAIRMAN OF THE MEETING:**

Mr. Bell stated that according to the Association's documents the President of the Association shall serve as Chairman of the Annual Meeting.

**APPOINTMENT OF CREDENTIALS COMMITTEE:**

Mr. Bell informed the members that the Credentials Committee is responsible for certifying the eligibility of owners and validating proxies and ballots. Mr. Bell moved to appoint Alfred DeMott and Ann Hoeck, a Waterfront owner, to the Credentials Committee. Mr. Fazio seconded and the motion passed unanimously.

**CALLING OF THE ROLL AND CERTIFYING OF PROXIES:**

Mr. Bell asked the members for a motion to dispense with calling of the roll. The motion was made by Mr. Rizzo, seconded by Mr. Rendini and passed unanimously.

**PROOF OF NOTICE OF ANNUAL MEETING:**

Mrs. Pannebecker stated that the notice of the annual meeting was delivered in accordance with Florida Statute 718. The mailing affidavit will be included with the minutes.

**PROOF OF QUORUM**

Mr. Bell asked Mr. DeMott for a report on the quorum. Mr. DeMott reported that there were 15 owners present in person and 23 represented by proxy for a total of 38, exceeding the quorum requirement of 20.

**READING AND DISPOSAL OF ANY UNAPPROVED MINUTES:**

Mr. Bell asked for a motion to dispense with reading of the Annual Meeting minutes of January 30, 2006 and the Members Budget Meeting of November 14, 2006 and to approve the minutes as submitted. Mr. Rizzo so moved, seconded by Mr. Nordby and passed unanimously.

**ANNOUNCEMENT OF DIRECTORS:**

Mr. Bell stated that there were three Board of Directors positions open and three candidates; therefore, no election was necessary.

**REPORT OF OFFICERS AND COMMITTEES AND UNFINISHED BUSINESS:**

**President's Report:** Mr. Bell stated that the summary of the 2006 projects was mailed to the owners. Mr. Bell thanked Syl Kaminski, Mike Corp, Cherylynn Pannebecker and Al DeMott for their hard work this past year and assistance with covering for Mr. Kaminski while he was out.

Mr. Bell informed the owners of the proposed 2007 projects, including the investigation of the repair of the pavers in the upper level parking area and the north end grass.

**Treasurer Report:** Mr. DeMott reported the cash balance in the operating account as of December 31, 2006 was \$100,173 and the cash balance in the reserve account was \$156,108. The operating budget had a loss of \$311. \$163,000 was spent on capital projects.

**Landscape Committee Report:** Mr. Fazio introduced the Landscape Committee members. He reported that the pool furniture has been replaced and the committee is working on the replacement of palm trees for the property.

Mr. Fazio reported on the status of the contracts with Comcast and is investigating other options.

**Waterfront on the Ocean at Juno Beach Condominium Association**  
**Annual Meeting Minutes of January 30, 2007 ..... Page 3**

**Social Committee:** Mr. Rizzo reported that the January 24<sup>th</sup> Party was cancelled due to lack of participation. The next social event will be held on February 5<sup>th</sup> in the Social Room. Any interested parties need to bring their own dish and drinks.

Mrs. Mani requested that if residents plan on attending social events it is important to sign up as it is difficult for catering purposes without a firm number of attendees.

Mr. Rizzo requested that residents be aware of parking in the handicap parking spaces without a permit.

The Board requested that Mr. Kaminski obtain proposals for key pad entry systems in the elevators.

Mr. Bell discussed the recent break in to vehicles in the parking garage. He explained that the residents left the keys in the vehicle making this theft easier.

The Board requested that a notice be sent to all owners regarding no cigars in the common area of the building.

A notice will be mailed to owners regarding the bicycle room and request the residents mark their bicycles.

**ADJOURNMENT**

As no further business was brought before the members, Mr. Rizzo moved to adjourn the Annual Meeting at 10:15 AM, seconded by Mr. Wolfe and passed unanimously.



Cherylynn Pannebecker  
Recording Secretary



Kathleen Schoemaker  
Association Secretary