



1200 U. S. Highway One, Suite E
JANUARY 30, 2007

North Palm Beach, FL 33408

The 2007 Organizational Meeting was called to order at 10:30 AM by President David Bell. Other Board Members in attendance were Thomas Braun, Joseph Fazio, Kathleen Schoemaker and Frank Rizzo. Also in attendance were Al DeMott, Cherylynn Pannebecker and Sylvester Kaminski from OPC Management, Inc.

NOMINATION OF OFFICERS:

Mr. Fazio suggested Kathleen Schoemaker be President. Mr. Rizzo nominated David Bell as President due to on going legal issues with the lawsuit and other pending matters. Mr. Fazio nominated Thomas Braun as President. No second was made. Mr. Braun made a motion to keep the slate of officers the same as in 2006, seconded by Mrs. Schoemaker and the motion passed unanimously.

The slate of Directors for 2007 is as follows:

President:	David Bell
Vice President:	Thomas Braun
Secretary:	Kathleen Schoemaker
Treasurer:	Frank Rizzo
Member:	Joseph Fazio

APPROVE MARCH 9, 2006 BOARD MEETING MINUTES

A motion was made by Mr. Fazio to approve the March 9, 2006 minutes as written, seconded by Mr. Bell and passed unanimously.

APPROVE CONTINUED BANKING AT FIDELITY FEDERAL:

Mr. Braun made a motion to maintain the operating and reserve accounts with Fidelity Federal, seconded by Mr. Rizzo and passed unanimously.

Mr. DeMott discussed with the board some issues with the lock box system and stated that OPC Management would follow up and advise the Board of any further issues.

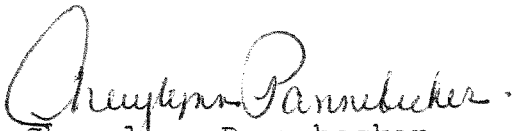
Mr. Fazio made a motion to continue with the same signatures for the Operating and Reserve Accounts, seconded by Mrs. Schoemaker and passed unanimously.


DISCUSSION AND VOTE ON 2006 AUDIT ACCOUNTANT:

Mr. Rizzo made a motion to engage Lisa Johansen CPA to conduct the 2006 Audit, seconded by Mr. Braun and passed unanimously.

Adjournment:

With no further business to be brought to the Board, Mr. Fazio made a motion to adjourn at 10:45 AM, seconded by Mr. Rizzo and passed unanimously.


Cheryl Lynn Pannebecker
Recording Secretary


Kathleen Schoemaker
Association Secretary