



1200 U. S. Highway One, Suite E

North Palm Beach, FL 33408

January 29, 2008

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 a.m. in the social room.

INTRODUCTIONS

Mr. Bell introduced the other Board Members in attendance: Thomas Braun and Joseph Fazio. Frank Rizzo and Kathleen Schoemaker attended via conference call. 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. Stairman moved to appoint Alfred DeMott, Syl Kaminski and Carol Chisholm, a Waterfront owner, to the Credentials Committee. Mrs. Schoemaker 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. Smith, seconded by Mr. Stairman 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.

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PROOF OF QUORUM

Mr. Bell asked for a report on the quorum. Mrs. Pannebecker reported that there were 8 owners present in person and 26 represented by proxy for a total of 34, 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, 2007 and the Members Budget Meeting of November 16, 2007 and to approve the minutes as submitted. Mr. Stairman so moved, seconded by Mr. Fabbriatore and the motion passed unanimously.

ELECTION OF DIRECTORS

Mr. Bell stated that there were two Board of Directors positions open and four candidates volunteered to serve. The Candidates are: Thomas Braun, Ann Hoeck, Joseph Quirk and Kathleen Schoemaker.

Mr. Bell requested that if any one present who did not already vote, please mark their ballots, place them in the envelope and deliver them to the Credentials Committee.

REPORT OF OFFICERS AND COMMITTEES AND UNFINISHED BUSINESS

President's Report: Mr. Bell stated that the projects comprising repairs and improvements were sent to each unit owner. The projects for 2008 have started with the complete rebuilding of the garage gate. Mr. Bell thanked all unit owners who have replaced the original hot water tank in their unit and encouraged those who have not to please do so as we are starting to have failures.

Mr. Bell thanked Syl Kaminski and Mike Corp for their dedication and hard work.

Mr. Bell informed the owners that there were two sales in 2007, namely: unit 403 (John and Maureen McCarthy) and unit 1201 (James and Jean Pascuiti). Currently listed for sale are unit 203 (Stairman), unit 305 (Rubin) and unit 801 (Hallinan).

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Treasurer Report: Mr. Bell reported the cash balances in the operating and reserve accounts as of December 31, 2007 were \$26,537 and \$187,618, respectively. The operating budget had a net profit of \$60,300 before income taxes estimated at \$15,000. Surplus carryover to 2008 should be approximately \$39,429 after offsetting the 2006 net loss in the amount of \$20,871.

Landscape Committee Report: Mr. Fazio reported that landscaping is always a work in progress. He stated that cleaning and refurbishing work was completed in the pool area and around the pool equipment area. Two palms were installed at the front entrance and two additional palms with colorful annual plantings will be installed. Mr. Fabbriatore stated that many owners do not see the annual plantings and felt that they are a waste of funds with the wind conditions on the ocean. Mr. Fabbriatore requested that those monies be spent on more permanent plantings, including replacing the dead Lantana tree with two Christmas palms. The owners requested that a new landscaping company be considered.

OLD BUSINESS

Mr. Stairman requested an update on the lawsuit. Mr. Bell stated the correspondence provided to the owners included current updates and status of the lawsuit.

ELECTION RESULTS

Mr. Bell asked for the election results. Mr. DeMott reported Thomas Braun and Kathleen Schoemaker were elected.

NEW BUSINESS

Brenda Mani suggested the formation of committees to involve more unit owners and Mr. Bell suggested that interested owners could see Syl Kaminski to volunteer.

Mrs. Mani requested that people sign up for one committee and dedicate their time and effort to that committee. She requested that any money remaining in the Social Committee fund be used to purchase new plants for the social room. She also suggested the Landscape Committee obtain more round tables and chairs for the pool area.

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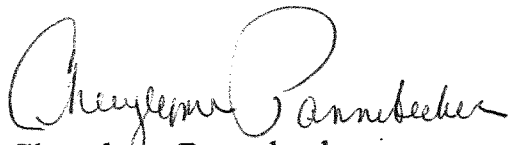
New Business (continued)

Mr. Rendini suggested that one member from each stack be elected to the Board so that each stack is represented. He requested that a walk-through of the building's interior and exterior with the management company be performed monthly.


Mrs. Hugus requested owners inform the Association and neighbors of any scheduled major renovation.

ADJOURNMENT

As no further business was brought before the members, Mr. Fabbricatore moved to adjourn the Annual Meeting at 10:05 a.m., seconded by Mr. Rizzo and the motion passed unanimously.



Cherylynn Pannebecker
Recording Secretary



Thomas Braun
Association Secretary