



January 27, 2009

The Annual Meeting of the Waterfront on the Ocean at Juno Beach Condominium Association was called to order by President Kathleen Schoemaker at 8:30 a.m. in the social room.

### **INTRODUCTIONS**

Mrs. Schoemaker introduced the other Board Members in attendance: David Bell, and Thomas Braun. Directors Joseph Fazio and Frank Rizzo were not in attendance. Also in attendance were Alfred DeMott, Cherylynn Pannebecker and Sylvester Kaminski of OPC Management, Inc.

### **CHAIRMAN OF THE MEETING**

Mrs. Schoemaker 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**

Mrs. Schoemaker informed the members that the Credentials Committee is responsible for certifying the eligibility of owners and validating proxies and ballots. Ms. LaVista moved to appoint Alfred DeMott, Syl Kaminski and John McCarthy, a Waterfront owner, to the Credentials Committee. Mr. Stairman seconded and the motion passed unanimously.

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

Mrs. Schoemaker asked the members for a motion to dispense with calling of the roll. The motion was made by Mr. Stairman, seconded by Ms. LaVista 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.

**Waterfront on the Ocean at Juno Beach Condominium Association**  
**Annual Meeting Minutes of January 27, 2009**  
**Page 2**

**PROOF OF QUOROM**

Mrs. Schoemaker asked for a report on the quorum. Mr. DeMott reported that there were 9 owners present and 19 represented by proxy for a total of 28, exceeding the quorum requirement of 20.

**READING AND DISPOSAL OF ANY UNAPPROVED MINUTES**

Mrs. Schoemaker asked for a motion to dispense with reading of the Annual Meeting minutes of January 29, 2008 and the Members Meeting of December 22, 2008 and to approve the minutes as submitted. Ms. LaVista requested that the minutes be read before approving. Mrs. Schoemaker read both sets of minutes and upon completion Mr. Stairman moved to approve the minutes, seconded by Ms. LaVista and the motion passed unanimously.

**ELECTION OF DIRECTORS**

Mrs. Schoemaker stated that there were three Board of Directors positions open and four candidates volunteered. The Candidates are David Bell, James Fabbriatore, Amir Farhardi and Nancy LaVista.

Mrs. Schoemaker 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:** Mrs. Schoemaker stated that the list of projects distributed was for projects completed in 2008 and not projects scheduled to be completed. Mrs. Schoemaker requested that if any of the owners have not replaced their hot water heaters that they please consider this as most of the units have aged and are leaking. Mrs. Schoemaker thanked Syl Kaminski and Mike Corp for their hard work this past year. Mrs. Schoemaker thanked Mr. Fazio and Mr. Rizzo for their service and dedication to the Board these past years. Mrs. Schoemaker reported that one sale was completed this past year and asked that everyone welcome the Cox Family as a new resident to the Waterfront.

Mrs. Schoemaker read a statement from Bart Billborough, the attorney handling the unit calculations and advised that the measurement will be recorded with the courts within 30 days. This procedure will enable the Waterfront to accurately calculate assessments for each owner.

**Treasurer Report:** Mr. Bell stated that he would read the treasurer's report in Mr. Rizzo's absence. Mr. Bell reported the cash balances in the operating and reserve

**Waterfront on the Ocean at Juno Beach Condominium Association  
Annual Meeting Minutes of January 27, 2009  
Page 3**

accounts as of December 31, 2008 were \$95,322 and \$252,344, respectively. He stated that the association would be \$36,343 under budget for year end.

The owners stated that they are concerned in regards to the funding of the reserves and feel that a building of the Waterfront's age should fully fund their reserve annually. Mr. DeMott reported that the owners vote on the funding at the budget meeting held every year in November.

**Landscape Committee Report:** Mr. Fazio was not in attendance and Mr. Fabbriatore reported that the landscape committee is investigating the replacement of the dead trees in the pool area and looking for a credit from the vendor. The Committee will report back to the Board. Mr. Fabbriatore also stated that they are currently waiting on the submission of other vendors proposals for the replacement trees.

Mr. Fabbriatore reported that annuals would be installed this year however not where the wind would hit them so hard. Mr. Fabbriatore questioned the Board in regards to their spending limits. Mr. Bell stated that the committee could not spend monies without Board approval. He explained that the proposals must be submitted to the Board for approval.

The residents discussed the issue of advising the committee members of meetings dates and information. The Board stated that the committee chairperson is responsible for providing information and reporting back to the board. Residents requested that an email of all the condominium owners be set up so that a bulk email can be sent to all owners when information is distributed. Mr. Kaminski will collect the owner's emails and forward them to Mrs. Pannebecker who will be responsible for sending out emails for the Waterfront.

Mrs. Mani requested that the Board approve the pool furniture to be part of the decorating committee's responsibility. After discussion Mr. Wolfe made a motion to have selection of the pool furniture be the decorating committee's responsibility, seconded by Ms. LaVista and the motion passed unanimously.

**BUILDING COMMITTEE:**

Mr. Stairman stated that the gate proposals are being obtained and will be presented to the Board. He stated that the committee has conducted a walkthrough of the building with Syl Kaminski and Cherylynn Pannebecker. Mr. Kaminski is in the process of obtaining post tension cable repair bids and rebar repair proposals. Mr. Stairman reported that the sprinkler heads in the building were recalled by the manufacturer and are in need of replacement. This project is being

**Waterfront on the Ocean at Juno Beach Condominium Association  
Annual Meeting Minutes of January 27, 2009  
Page 4**

scheduled as we are waiting on the vendor to provide dates of install. Ms. LaVista requested proposals for an engineering report when the post tension proposal is received.

**DECORATING COMMITTEE:** No volunteers yet.

**SOCIAL COMMITTEE:** Mrs. Ross reported that a Welcome Back Party is planned for February 5, 2009 at 7:00pm in the lobby. Mrs. Ross stated that Mrs. Hugus is the chairperson of the Social Committee.

**OLD BUSINESS**

Mr. Stairman stated that in his opinion he feels the reserves are too low. Dr. Collis stated that the reserves need to be increased due to the age of the Waterfront to protect the owner's investments. This item will be discussed for next year's budget.

The residents requested that a survey be sent out to all owners in regards to the reserve requirement and also building improvements.

**ELECTION RESULTS**

Mrs. Schoemaker asked for the election results. She reported Dave Bell, Amir Farhardi and James Fabbriatore were elected as Directors for a two year term.

**ADJOURNMENT**

As no further business was brought before the members, Mr. Stairman moved to adjourn the meeting at 9:35 a.m., seconded by Mrs. Schoemaker and the motion passed unanimously.

Cherylynn Pannebecker  
Recording Secretary

Thomas Braun  
Association Secretary