

MINUTES OF MEETING NOB HILL BUSINESS CENTER CONDO ASSOCIATION

A meeting of the Officers of the Nob Hill Business Center Condo Association was held on Thursday, June 20, 2024 at 10:30 AM via Zoom Teleconference.

Present and constituting a quorum were:

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| Timothy Smith | Chairman (State Contracting & Engineering Corp.) Via Zoom |
| Jane Storms | Vice Chair (Pulice Land Surveyors) |
| Darrin Mossing | Treasurer (GMS-SF, LLC) Via Zoom |
| Mohammad Arif | Secretary (DA Medical Warehouse LLC) |
| Roger Krah1 | Assistant Secretary (MMA Science Academy) |

Also, present were:

| | |
|-----------------|----------------|
| Patrick Burgess | GMS-SF, LLC |
| Craig Downie | Unit 5375-5381 |

(Minutes are summarized)

FIRST ORDER OF BUSINESS

Introduction and Quorum

Chairman, Tim Smith, called roll and a quorum was confirmed. In attendance was Jane Storms, Mohammad Arif, Craig Downie, and Patrick Burgess. Present through Zoom Conference was Tim Smith and Darrin Mossing. Roger Krah1 was not present at the time of roll call.

SECOND ORDER OF BUSINESS

**Approval of the March 7, 2024,
Meeting Minutes**

No corrections were requested by the Board of Directors. Ms. Storms moved to approve the minutes of the March 7, 2024 meeting.

On MOTION by Ms. Storms seconded by Mr. Arif, with all in favor, the Minutes of the March 7, 2024, Meeting were approved.

THIRD ORDER OF BUSINESS

**Approval of the Financial
Reports as of May 31, 2024**

Mr. Mossing gave his summary and report on the Financial Reports as of May 31, 2024. There were no concerns at the time. Ms. Storms moved to approve the Financial Reports as of May 31, 2024.

On MOTION by Ms. Storms seconded by Mr. Arif, with all in favor, the Financial Reports as of May 31, 2024, were approved.

FOURTH ORDER OF BUSINESS

**Association and Field
Management Status Report**

Mr. Burgess reported on the ongoing and completed Association projects going on within the Association. The completed tasks were the City of Sunrise Code Violations for the sidewalk pressure cleaning and the parking lot striping, the irrigation repairs, the dead tree removals, walkway lighting, ACH assessment collection upgrades, and the update on the new Association Insurance provider. Ongoing projects updates included the City of Sunrise 25-year building inspection, tree replacement installations, tree trimming, building stucco repair and painting project, and the updates on the East and West roof leaks. The Board of Directors gave management direction to continue to hold the A1 Duran payment in the Reserve account until the leaks in Mohammad Arifs unit were repaired. Ms. Storms mentioned the East building lighting timers were not

functioning properly. Mr. Burgess reported that the building would be best fit to have photocells for the timers instead of the mechanical timers. The Board of Directors gave authorization for Management to have this job completed.

FIFTH ORDER OF BUSINESS

Unfinished Business

Mr. Burgess presented the building painting color schemes to the Board of Directors. Mr. Burgess explained that the color scheme needed to be selected by the Board in order for the proxy forms to be created and sent out to the Membership for a vote. Ms. Storms moved to approve paint scheme option number 4. The Board of Directors agreed, and a motion followed.

On MOTION by Ms. Storms seconded by Mr. Smith, with all in favor, the building painting color scheme was selected.

Mr. Burgess presented the building stucco repair and painting proposals to the Board of Directors. For the record, Mr. Krahle is now present for the Board meeting. Mr. Burgess gave his preference to the vendors and the rank that he felt they fell into. The Board of Directors is aware that the price could increase from the time that the vendor is chosen and the start date of the job. Mr. Krahle moved to approve Top of The Ladder Painting for the price of \$61,680.

On MOTION by Mr. Krahle seconded by Mr. Arif, with all in favor, Top of The Ladder Painting, was approved for the building stucco repair and building painting project.

Mr. Burgess presented the ADA Compliance Project proposals to the Board of Directors. Mr. Smith requested that Mr. Burgess send all the proposals to him for review by himself and SCEC and after review they will be brought back to the Board of Directors with more information. No motion for selection was made during this time.

The Association draft parking rules was presented to the Board of Directors for their review. Mr. Burgess opined that this was not a priority topic at the time and that he felt it could be brought back to a later meeting once there is more review of the

proposed rules. There was a brief discussion from Mr. Krah1 and Mr. Arif about the parking situation and what they feel is best moving forward. Mr. Burgess stated that the parking spaces are common elements of the Association, and they cannot be reserved for any unit owners. The Board of Directors gave direction to have Management campaign their parking preferences from each Unit Owner and report back the findings at the next meeting.

SIXTH ORDER OF BUSINESS

New Business

Mr. Burgess provided the information related to the relocation of the handicap sign. The Board gave authorization to have this work completed.

Mr. Burgess explained that the tree installation cost increased by \$500 and wanted the Board of Directors to ratify the cost increase. Ms. Storms moved to ratify the increase of \$500.

On MOTION by Ms. Storms seconded by Mr. Arif, with all in favor, the amount of \$500 was ratified for tree installation cost increase.

Mr. Burgess provided a brief overview of the proposed transfer of Association Management services from the current "CALM" management to the proposed "CALM II" management. The Association Manager, Accountant, and fee structure would remain the same as prior. Mr. Mossing provided an update as well and explained that the original "CALM" agreement was an Orlando based company and the new "CALM II" would be a South Florida based company. The Board of Directors agreed to the transfer and Mr. Krah1 moved to approve the agreement.

On MOTION by Mr. Krah1 seconded by Mr. Arif, with all in favor, the transfer of the professional management services agreement was approved.

Mr. Burgess informed the Board of Directors that the current Landscape vendor, Sharpblades, was only performing $\frac{3}{4}$ of the property and in order for the entire community to be serviced, the vendor is asking for a \$200 increase. Mr. Smith provided his opinion that this is a Management decision and as long as it is budgeted for then to proceed as necessary.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Smith moved to adjourn the meeting.

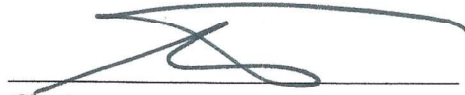
On MOTION by Mr. Smith seconded by Mr. Arif, with all in favor, the meeting was adjourned.

[SIGNATURES ON THE FOLLOWING PAGE]

June 20th, 2024

Nob Hill Business Center Condo Association

June 20th, 2024 Meeting Minutes Approved:


Chairman
Signed Date