

Oceanside Residential Condominium Association, Inc.  
Annual Meeting Minutes  
3:00 PM, Friday, March 4, 2022  
Open Conference Call  
VIA Zoom

1. Call to Order by Chairperson

The Annual Meeting was called to order by President Zach Bentley at 3:04 p.m.

2. Certifying Quorum

A quorum was met for the general membership meeting.

President, Zach Bentley, Vice President Christopher Ingrande and Secretary/Treasurer Mike Krause were present. Operations Director Sterling Christian and Community Association Managers Randy Niles, and Tracey Barrera were present on behalf of Management.

Attendee's sign-in sheet of those who attended by Video and/or Conference Call is attached.

3. Proof of Notice of Meeting

The Community Association Manager Randy Niles provided proof of meeting notice by affidavit.

4. Approval of Prior Minutes

President, Zach Bentley motioned to approve prior minutes. Secretary/Treasurer Mike Krause seconded. The motion passed unanimously.

5. President's Report – Zach Bentley

Let the membership know that he is looking forward to serving as a board member. Gave update on repairs and landscaping.

- Buildings will be painted and some other maintenance, spalling repairs and improvements to property.
- Special Assessment will be in effect for painting, spalling repairs, and landscaping/hardscaping.

6. Year 2021 Financial Report

Operations Director Sterling Christian gave update on budget, and year to date financials, and insurance for property.

7. Unfinished Business

- Steven Goble – Unit 207 Asked about the elevator issue. Property Manager Randy Niles will speak with Protection Plus.

8. New Business

- Introduce Board of Directors – Current Board members will resume same positions.

Zachary Bentley – President  
Christopher Ingrande – Vice President  
Michael Krause- Secretary/Treasurer

- Vote on a \$12,000 per unit special assessment for painting (\$200,000), spalling repairs (\$44,000), and landscaping/hardscaping (\$20,000) with any excess to remain in the operating account. Zach Bentley motioned to approve, and Michael Krause seconded. This was approved unanimously. Email will be sent out to membership in reference to special assessment which is set to begin 4/1/2022.
- Vote on rolling over excess Member revenues to the following year. Chris Ingrande motioned to approve, and Michael Krause seconded. This was approved unanimously.
- Vote on allowing the use of reserve funds in case of a disaster. Zach Bentley motioned to approve, Michael Krause seconded. This was approved unanimously.

#### 9. Questions and Comments

- Paul Weisenfeld - Unit 208 – Asked the board if the AC company we use that has access to the roof, may have recommendations for preventive maintenance.

#### 10. Adjournment

Zach Bentley moved to adjourn the annual meeting, Michael Krause seconded. The meeting was adjourned at 3:53 pm.

Respectfully Submitted,

Randy Niles,  
Property Manager, Oceanside

Oceanside Residential Condominium Association, Inc.  
Organizational Board of Directors Meeting Minutes  
3:00 PM, Friday, March 4, 2022  
Open Conference Call  
VIA Zoom  
(Immediately following Annual Meeting)

Purpose: Conduct Regular Business as Properly Brought Before the Board of Directors.

1. Call Meeting to Order – 3:54 pm
2. Determination of Quorum - Yes
3. Proof of Notice of Meeting - Yes
4. Approval of Prior Minutes Zach Bentley motioned to approve the 11/23/21 Budget Meeting Minutes Chris Ingrande seconded. This was approved unanimously.
5. Elect Officers & Appoint Committees – All current board members will resume same positions as 2021. Nothing at this time for committees.
6. Unfinished Business - None
7. New Business - None
8. Association Member Input - None
9. Adjournment- Zach Bentley motioned to adjourn the organizational meeting. Chris Ingrande seconded. Meeting was adjourned at 4:00 pm.

By Order of the Board of Directors of the  
Oceanside Residential Condominium Association, Inc.