

SHIPYARD CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS SPECIAL MEMBERSHIP MEETING  
520 Southard Street, Key West, FL 33040  
and via Zoom  
November 14, 2023

1. CALL TO ORDER

Treasurer Craig Tellerd called the Special Membership Board of Directors meeting to order at 10:00 a.m.

2. DETERMINATION OF QUORUM

President Phil Babuder, Vice President Jack Agnew, Treasurer Craig Tellerd, Secretary Glenn Krauss, and Director Francine LeCompte-Gittins were present via Zoom. A quorum was achieved. Laurie McChesney, Jose Wenzel, Pat Labrada, and Renee Tompkins were present on behalf of Management.

3. PROOF OF NOTICE

Proof of meeting notice was provided by an affidavit signed by Community Association Manager Matthew Greenblatt.

4. MINUTES OF THE PREVIOUS MEETING

There were no previous minutes to approve.

5. REPORTS OF OFFICERS AND COMMITTEES

There were no reports of officers and committees.

6. UNFINISHED BUSINESS

There was no unfinished business.

7. NEW BUSINESS

The sole purpose of the meeting today is to “vote to approve the installation of impact glass compliant windows and doors in all the units in Shipyard that do not have impact windows and doors that comply with the current building code, with the costs thereof to be charged individually to the unit owners based on the cost of installation of the windows and doors.”

Treasurer Craig Tellerd noted that 128 proxies had been received prior to the meeting and asked if any members in attendance who hadn't sent in their proxy wished to vote now. Seven members did vote yes and one abstained. Craig closed the voting and reported that the final vote count was as follows:

126 “Yes” votes

9 “No” votes

1 Abstention

The “Yes” votes passed. Craig thanked everyone for their participation and cooperation in the voting.

The next step now is to create a Committee to guide the installation process, which will be done building by building.

8. ASSOCIATION MEMBER INPUT

A few owners asked questions which Criag said will be better answered after the Committee is in place. He noted that he has volunteered to be on the Committee along with board member Francine LeCompte-Gittins. An email will be sent out to the homeowners asking for additional volunteers for the Committee.

Treasurer Craig Tellerd asked owner Dan Johnson if he wanted to speak about the Rocco incident when Rocco entered Dan's home and walked upstairs to Dan's daughter's room. The incident is being discussed with CAC Management and will be discussed further at the next meeting on November 29.

#### 9. ADJOURNMENT

Director Francine LeCompte-Gittins moved to adjourn the meeting. Vice President Jack Agnew seconded. The motion was approved unanimously. The meeting was adjourned at 10:18 a.m.

Respectfully submitted,

Reneé Tompkins  
Community Association Manager