

***Native Sun Resort***  
**Minutes of Annual Meeting of Board of Directors**  
**Thursday, April 21, 2022**

The Annual Meeting of the Board of Directors of The Native Sun Resort was held on Thursday, April 21, 2022 at 1:00 pm via Zoom conference call. Present on the call were Board members: Michael Ohr, Peter Cohen, Ralph Marcus, Tom Jurcisin and Dave Rojohn. Also present were Christian Parks, CPA, Steven Davis, Esq. and Anita Pearce, General Manager.

The meeting was called to order at 1:03 pm, at which time there were 54 participants in the “waiting room” to get on the call and the meeting was opened to those waiting. The number of attendees reached 67 participants.

**Appointment of Inspectors of Elections.** Michael Ohr introduced Christian Parks, CPA, as the Appointed Inspector of Elections.

**Proof of Notice of Meeting.** Michael Ohr referred to the Official Notice of Meeting, which was properly posted and sent to all unit owners.

**Establishment of Quorum.** Michael Ohr asked Christian Parks if we have a quorum, and Christian responded that we received 883 votes. The question of quorum was raised, and it was requested that Christian Parks return to the meeting. After announcing that it was not possible to have Mr. Parks return, it was agreed that the question of quorum would be investigated after the meeting. Subsequent to the closing of the meeting, Christian Parks confirmed that there were 489 duly-cast ballots, not reaching the 531 unit owner votes required for a Quorum. As a result, and in accordance with the condominium documents, Michael Ohr and Peter Cohen shall continue to serve for the balance of the open terms of office.

**Informational Session.** Several reports were given during this portion of the meeting including Officer Reports and Committee Reports, including a plea by Dave Rojohn for owners to be more active and participate in voting, website access, committees and meetings. The Treasurer's Report was shown in the Shared Screen on the Zoom application and the reports that were shown are attached hereto for owners' information.

**Adjournment.** There being no further information to share, the President adjourned the meeting at 2:30 pm.

***NOTE: Immediately following the Annual Meeting, the Board of Directors reconvened for an organizational meeting to appoint officers. After discussion, it was decided the current officers will be:***

***Michael F. Ohr, Sr., President***

***Tom Jurcisin, Vice President***

***Ralph Marcus, Treasurer***

***Peter Cohen, Secretary***

***Dave Rojohn, Asst. Secretary***

Respectfully submitted,

Anita J. Pearce, General Manager and  
Recording Secretary for the Meeting  
Native Sun Condominium Assn., Inc.

**Native Sun Condominium Association**  
Reserve Study Analysis  
12/31/2021

Reserve Category	Replacement Cost in 2021	Last Replacement Date	Life Expectancy (in years)	Remaining Life Expectancy (in years)	Year Next Due	Amount needed at 12/31/21	Reserve Balances 1/1/21	Net Reserve Activity in 2021	Amount on Deposit at 12/31/21	Amount Required 12/31/21	Shortage or Overage	Regular Annual Funding	2022 Funding
Facade Repair and Paint	90,000	2022	10	10	2030	0	19,510	130,490	150,000	0	150,000	9,000	64,700
Parking Seal and Pave	25,000	2015	10	3	2025	17,500	31,116	0	31,116	17,500	13,616	2,500	0
Roofing / Gutters	186,000	2006	25	9	2031	119,040	156,016	0	156,016	119,040	36,976	7,440	0
Furniture and Fixtures	576,000	2019	10	7	2029	172,800	132,128	(46,705)	85,423	172,800	(87,377)	57,600	152,420
Elevator upgrade (balance)	70,000	2011	20	9	2031	38,500	31,998	0	31,998	38,500	(6,502)	3,500	10,000
Pool Marcie & Spa	18,000	2012	10	0	2022	18,000	15,601	0	15,601	18,000	(2,399)	1,800	4,200
Contingency	0	0	0	0	0	0	50,000	0	50,000	50,000	0	0	0
Telephone	18,000	2011	14	3	2025	14,143	22,119	0	22,119	14,143	7,976	1,286	0
Interest	0	0	0	0	0	0	5,068	0	5,068	0	5,068	0	0
<b>Totals</b>	<b>983,000</b>					<b>379,983</b>	<b>463,556</b>	<b>83,785</b>	<b>547,341</b>	<b>429,983</b>	<b>117,358</b>	<b>83,126</b>	<b>231,320</b>

Furniture and Fixtures at 16,000.00 per unit with 30% remaining life expired.  
Deposit requirements determined by expectant life less remaining life with cost of inflation by 1 percent

NSCA - Native Sun Condominium Association  
NSCA has 1,785 Weeks  
Period owned is in one (1) week intervals

**Reserve Funds as of 12/31/2021:**

Facade	150,000.00	(Funds Used for 40 Year Cert)
Parking Lot	31,116.00	
Roof and Gutter	156,016.00	
Furniture, Fixtures, and Equipr	85,423.00	
Elevator	31,998.00	
Pool and Spa	15,601.00	
Contingency	50,000.00	
Telephone	22,119.00	
Interest	5,068.00	
	<u>547,341.00</u>	
	(150,000.00)	Facade Restoration - 2022
	<u>397,341.00</u>	

**2022 Reserve Funding Level 231,320.00**

**Native Sun Condominium Association Short, Mid, and Long Term Planning Subjects  
For Illustration and Discussion Purposes**

**Minor Maintenance Items - 2022**

Score New Paint on Windows to Open	-	
Replace Patio Stones at 101 and 102	50.00	
Replace Storage Bin at Pool / Beach	50.00	
Remove weeds in pavers	50.00	
Paint Pool Pump House	100.00	
New Signs at Pool, BBQ, Entry Gate	200.00	
Curtain/Blinds in Lobby	500.00	
Resurface Spa	500.00	
Replace Beach Boardwalk and Update Shower	750.00	
New Shopping Carts or Restore Metal	1,000.00	
		3,200.00

**Short Term Goals - 2022**

Hammock Between Beach Palm Trees	300.00	
Asphalt Repair by Gas Line	1,500.00	
Resurface Shuffleboard Courts	3,000.00	
Dumpster Corral Fencing	4,000.00	
Crack Fill, Seal, and Stripe Parking Lot	6,000.00	RES
Resurface Tennis Court	6,500.00	
Resurface Swimming Pool	13,000.00	RES
Restoration of 212	15,000.00	
50 Year Certification	25,000.00	RES
4th Floor Sliding Glass Doors	130,000.00	RES
		204,000.00

**Mid-Term Goals - 2023**

Camera at BBQ/Beach Entry	1,000.00	
Bylaw Revisions - Legal Expense	7,000.00	
Replace Ceramic Courtyard Tabletops	7,500.00	
Replace Tiki Umbrellas	7,500.00	
New Pool Fencing	12,000.00	
New Beach Fencing and Gated Entry	12,000.00	
Replace Courtyard Globe/Pole Lights	15,000.00	
50 Year Certification	25,000.00	
Maintenance Shop Improvements	75,000.00	
Windows 02 Bank, Ft. 109, Office, Lobby, Entry	75,000.00	RES
		237,000.00

**Longer Term Goals - 2024**

Engineered Umbrella Stands at Pool	8,000.00	
Expand Pool Deck/Fencing for Shade Area	12,000.00	
Replace Shuffleboard Courts	18,000.00	
Front Pit Room Renovation	25,000.00	
50 Year Certification	25,000.00	RES
Pool-side ADA Bathroom (old sauna room)	50,000.00	
Window Replacements	100,000.00	RES
		238,000.00