

Native Sun Resort
Minutes of Board of Directors' Meeting
Saturday – June 11, 2022

A meeting of the Board of Directors of The Native Sun Resort was held on Saturday, June 11, 2022 at 8:30 am via Zoom conference call. Present were: Michael Ohr, Peter Cohen, Ralph Marcus, Tom Jurcisin and Dave Rojohn. Also present was Anita Pearce, General Manager.

Call to Order. President Michael Ohr called the meeting to order at 8:32 AM, with the required mailing being completed. There were 30 owners on the call.

Proof of Notice of Meeting. Anita Pearce confirmed we have proof of Notice of this Meeting.

Old Business. Michael Ohr reported that our Annual Audit is now complete, and the financials have been filed with the State of Florida and are posted on our website. In addition, he reported that the 2021 Income Taxes are complete and have been filed.

a. Michael Ohr made a motion to establish the following set Board Meetings, commencing with the Native Sun which shall be open to the owners, commencing with the Budget Meeting in November of 2022:

- i. The Annual Owner's Meeting on the second Thursday of April of each year at 1 PM
 - ii. A General Board Meeting on the second Saturday of July of each year at 9 AM
 - iii. The Annual Budget Meeting on the second Saturday of November of each year at 9 AM
 - iv. A General Board Meeting on the second Saturday of January of each year at 9 AM
- The motion was seconded and it passed unanimously.

b. Michael Ohr made a motion to amend the Manager's Employment Contract to increase the spending authority granted to the Manager from \$2,000.00 to \$5,000.00, adjusted annually by the CPI, for any expense, and to sign all such documents necessary to ensure that the assets of the Native Sun are properly maintained so long as any expense to do so falls within said spending authority. The motion was seconded and it passed unanimously.

c. Michael Ohr made a motion to provide the president of the Native Sun with spending authority between \$5,001.00 and \$7,500.00, adjusted annual by the CPI, for any expense, and to sign all such documents necessary to provide for and/or protect the assets of the Native Sun, and that when the president does wish to exercise such authority, that the president shall provide advice to all currently seated directors of the Native Sun's Board of Directors, and secure the consent of the treasurer before doing so. The motion was seconded and it passed unanimously.

d. Michael Ohr made a motion to amend the Manger's Employment Contract to provide the Manager of the Native Sun with authority to commit liabilities upon the Native Sun relative to all recurring annual services, including, but not limited to, landscape services, utilities, pool/spa

systems, fishpond, employee retention, cleaning services, and all tools and equipment necessary for the administration and maintenance of the Native Sun. The motion was seconded and it passed unanimously.

- e. Michael Ohr made a motion to provide the Manager with the authority to sell any unit week held in possession of the Native Sun, and sign all necessary documents to do so, for any reasonable value as jointly determined acceptable by the Manager and the president. The motion was seconded and it passed unanimously.
- f. Michael Ohr made a motion to ratify all previous decisions and actions of the Board of Directors relative to the emergency repairs triggered by the 40-year Certification, including the securing of a loan from Anchor Bank in the amount of \$209,118.80, plus interest and fees, to ensure that the restoration contractor and engineer are paid in full, so that no liens may be placed upon any Owner's unit week, and authorize the signing of all such necessary documents, by any necessary person, to close out the 40-year Certification process and loan from Anchor Bank. The motion was seconded and it passed unanimously.
- g. Michael Ohr made a motion to authorize the Board to engage our lawyer, Steven Davis, to review various requests to amend the Native Sun Rental Agreement and provide necessary counsel to the Board of Directors for finalization of such desired amendments. The motion was seconded and it passed unanimously.

Ralph Marcus then provided a financial update on the special assessments and the percentages collected to date. Ralph reported that as of today, the total cost of the 40-year project is \$3,181,000, which leaves us short and in need of a loan from Anchor Bank in the amount of \$209,118.80.

New Business. A number of owners asked questions which were addressed by the Board. [For further details, please see the Zoom video of the meeting on the Native Sun website.]

Adjournment. There being no further business the meeting was adjourned at 9:25 AM.

Respectfully submitted,

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