

Native Sun Resort

Minutes of Board of Directors' Meeting Friday – March 3, 2023

A meeting of the Board of Directors of The Native Sun Resort was held on Friday, March 3, 2023 at 10:00 am in person at 1950 S. Ocean Blvd., Lauderdale-By-The-Sea, FL 33062 and via Zoom conference call. Present were Board members Dave Rojohn, Peter Cohen, Ralph Marcus, Tom Jurcisin and Michael Ohr. Also present was Anita Pearce, General Manager.

Call to Order. President Dave Rojohn called the meeting to order at 10:04 AM. There were 20 owners on the call.

Proof of Notice of Meeting. Anita Pearce confirmed we have proof of Notice of this Meeting by email, by posting on the website and by posting conspicuously on the property on March 1, 2023..

Old Business. No Old Business.

New Business.

- (a) Resolution for the purpose of the reorganization of the Board of Directors. Dave Rojohn asked Michael Ohr to discuss the first item of New Business. Mike stated that he has decided to step down as president, but will still remain active as a Board member. He added that he has served on the Board for five (5) years, he made this decision so that some “new blood” could serve as President. Mike Ohr made a motion to nominate Dave Rojohn as President of the Board of Directors of the Native Sun. Ralph Marcus seconded the motion and it passed with four votes and one abstention (Dave Rojohn abstained from voting).
- (b) Resolution to allow for owner electronic participation in. After reading the Resolution in its entirety, Dave Rojohn made a motion to approve the Resolution allowing owner electronic participation in owners' meetings, F.S. 617.0721-(3). Mike Ohr seconded the motion and it passed unanimously. A copy of the Resolution as passed is attached.
- (c) Motion to contract with VICO Windows Inc., for the purpose of replacement of all south-facing double hung windows on Floors 1-4 with approved hurricane glass, and all north-facing single and double hung windows on Floors 3 and 4 with approved hurricane glass. Ralph Marcus added that we still need to investigate some sort of tinting for the south side windows now that the eyebrows have been removed in an effort to reduce heat in the rooms. Dave made a motion to contract with VICO Windows as stated above. Ralph Marcus seconded the motion and it passed unanimously.
- (d) Miscellaneous: Dave Rojohn made a motion to approve the following:
- Authorize contracting for the purpose of repairing and resurfacing the floor of Unit 212
 - Authorize expenditure for the refurbishment of up to 4 (four) kitchens
 - Authorize expenditure for the replacement of the side gate

- Authorize expenditure for the upgrade of the resort's computer systems
- Authorize contracting with a structural engineer for the purpose of evaluating the repair and restoration of the resort's maintenance area

Tom Jurcisin seconded the motion and it passed unanimously.

Adjournment. There being no further business the meeting was adjourned at 10:25 AM.

Respectfully submitted,

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

[This Resolution will allow members attending remotely to be counted toward a quorum and to voice vote on all matters on the agenda. It will also allow proxy holders to be present remotely. A member may **NOT** vote in a **Board election** through remote participation, as that still requires casting a written ballot in the manner permitted by the Statute.]

BOARD RESOLUTION

NATIVE SUN CONDOMINIUM ASSOCIATION, INC.

MARCH 3, 2023

WHEREAS, Section 617.0721(3), Florida Statutes, states the following regarding attending meetings via remote audio or video means:

If authorized by the board of directors, and subject to such guidelines and procedures as the board of directors may adopt, members and proxy holders who are not physically present at a meeting may, by means of remote communication:

- (a) Participate in the meeting.
- (b) Be deemed to be present in person and vote at the meeting if:
 1. The corporation implements reasonable means to verify that each person deemed present and authorized to vote by means of remote communication is a member or proxy holder; and
 2. The corporation implements reasonable measures to provide such members or proxy holders with a reasonable opportunity to participate in the meeting and to vote on matters submitted to the members, including an opportunity to communicate and to read or hear the proceedings of the meeting substantially concurrent with the proceedings.

If any member or proxy holder votes or takes other action by means of remote communication, a record of that member's participation in the meeting must be maintained by the corporation in accordance with s. 617.1601; and

WHEREAS, the Board wishes to adopt this Resolution to authorize remote voting at Association meetings and to establish guidelines with respect thereto.

NOW, THEREFORE, it is resolved as follows:

1. The Board hereby authorizes Owners (which term shall be interchangeable with "Members") and proxy holders to participate in and vote at meetings of Members, by remote communication means and to attend open Board and Committee meetings by remote communication means (and to attend a fining committee meeting if you are the person being fined by remote participation).

2. When video participation is used, physical recognition of the Member by a member of the Board, other Members, or employees or agents of the Association shall be a sufficient verification of identity.

3. When audio participation is used, recognition of the Member's voice or the telephone number or other source of communication from which he or she is communicating shall be a sufficient source of verification of identity.

4. Members or other persons participating remotely as proxy holder for a Member must submit copies of said proxy or proxies by mail or hand-delivery to the Association mailing address at: Native Sun Condominium Association, Inc., c/o Board of Directors, Attn: Anita J. Pearce, LCAM, 1950 South Ocean Blvd., Lauderdale by the Sea, FL 33062, or via e-mail to manager@nativesunresort.com, in advance of the meeting.

5. The Chair of the meeting shall allow every Member wishing to speak to an item which will be put to a vote of the Members the opportunity to speak for up to 3 minutes regarding each such item. The Chair may utilize technology that "mutes" Members when they are not speaking so long as the platform contains a means by which Members may communicate to the Chair that they wish to be recognized.

6. Members who have not voted by proxy and are attending remotely in person shall be required to vote, if they wish to vote, on each item for which a vote is being taken, by voice vote. Each such vote shall be specifically included in the minutes of the meeting.

7. The Chair of the meeting shall have the discretion to apply this Resolution or waive its application in any reasonable manner which effectuates the ability of Members to participate remotely, while preserving the ability to conduct an orderly meeting and verify that those attending remotely are, in fact, entitled to do so.

8. This Resolution does not require that remote participation be offered for any meeting. The availability of and platform for remote participation shall be at the discretion of the Board President, or the Board.

There are five (5) total Board members. The number of Board members who voted in favor of this Resolution is 5. The number of Board members who voted against this Resolution is 0. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

**NATIVE SUN CONDOMINIUM ASSOCIATION,
INC.**

BY: Anita J. Pearce
President

Date: 3-3-2023

(CORPORATE SEAL)