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3-29-95-D-7741-10

CORPORATION  
ANNUAL REPORT  
1995



FLORIDA DEPARTMENT OF STATE  
Sandra B. Northam  
Secretary of State  
DIVISION OF CORPORATIONS

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

95 MAR 29 PM 7:11

DOCUMENT # 740740 (6)  
1. Corporation Name  
OCEAN CAY CONDOMINIUM ASSOCIATION, INC.

Principal Place of Business Mailing Address  
6550 N. OCEAN BLVD 6550 N. OCEAN BLVD  
OCEAN RIDGE FL 33435 OCEAN RIDGE FL 33435

DO NOT WRITE IN THIS SPACE

3. Date Incorporated or Qualified 11/09/1977	3a. Date of Last Report 01/19/1994
4. FEI Number NOT APPLICABLE	Applied For Not Applicable
5. Certificate of Status Desired <input type="checkbox"/>	\$9.75 Additional Fee Required
6. Election Campaign Financing Trust Fund Contribution <input type="checkbox"/>	\$5.00 May Be Added to Fees
7. Nonprofit with IRS 501(c)(3) Tax Exempt Status <input type="checkbox"/>	\$68.75 Supplemental Fee Not Required
8. This corporation has liability for intangible tax under S. 199.032, Florida Statutes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

2. Principal Place of Business 21 Suite, Apt. #, etc. 22 City & State 23 Zip 24 Country	2a. Mailing Address 26 Suite, Apt. #, etc. 27 City & State 28 Zip 29 Country
---	--

9. Name and Address of Current Registered Agent

PERRY, F MARTIN  
STE 302 FLAGLER CNTR 501 SO FLAGLER DR  
W PALM BCH. FL 33401

10. Name and Address of New Registered Agent

81 Name	85 Zip Code
82 Street Address (P.O. Box Number is Not Acceptable)	
83	
84 City	FL

11. Pursuant to the provisions of Sections 607.0502 and 607.1508, Florida Statutes, the above-named corporation submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE

Signature, typed or printed name of registered agent (and title if applicable)

(NOTE: Registered Agent signature required when terminating)

DATE

12. OFFICERS AND DIRECTORS

TITLE	PD
NAME	ADAMS, L.J.
STREET ADDRESS	6550 N OCEAN BLVD
CITY - ST - ZIP	OCEAN RIDGE FL
TITLE	VD
NAME	BUCKINGHAM, R.
STREET ADDRESS	6550 N OCEAN BLVD
CITY - ST - ZIP	OCEAN RIDGE FL
TITLE	D
NAME	HUTCHISON, MAM
STREET ADDRESS	6550 N OCEAN BLVD
CITY - ST - ZIP	OCEAN RIDGE FL
TITLE	S
NAME	ADAMS, D. I
STREET ADDRESS	6550 N OCEAN BLVD
CITY - ST - ZIP	OCEAN RIDGE FL
TITLE	
NAME	
STREET ADDRESS	
CITY - ST - ZIP	
TITLE	
NAME	
STREET ADDRESS	
CITY - ST - ZIP	

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

1.1 TITLE	PD	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
1.2 NAME	Monroe, P.J.	
1.3 STREET ADDRESS	6550 N.Ocean Blvd.	
1.4 CITY - ST - ZIP	Ocean Ridge, Fl.	
2.1 TITLE	VD	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
2.2 NAME	Maddux, T.H.	
2.3 STREET ADDRESS	6550 N.Ocean Blvd.	
2.4 CITY - ST - ZIP	Ocean Ridge, Fl.	
3.1 TITLE	D	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
3.2 NAME	Reusse, R.	
3.3 STREET ADDRESS	6550 N.Ocean Blvd.	
3.4 CITY - ST - ZIP	Ocean Ridge, Fl.	
4.1 TITLE	S/T	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
4.2 NAME	Eggs, A.	
4.3 STREET ADDRESS	6550 N.Ocean Blvd.	
4.4 CITY - ST - ZIP	Ocean Ridge, Fla/	
5.1 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
5.2 NAME		
5.3 STREET ADDRESS		
5.4 CITY - ST - ZIP		
6.1 TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
6.2 NAME		
6.3 STREET ADDRESS		
6.4 CITY - ST - ZIP		

14. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(b), Florida Statutes. I further certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 12 or Block 13 if elected, or in an attachment with an address.

SIGNATURE:

*Peter J. Monroe*  
SIGNATURE AND TYPE OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

3/17/95

407-373-1333

(Signature) (Telephone)

# Ocean Cay

a condominium

January 12th, 1995

TO: ALL UNIT OWNERS

ANNUAL REPORT AND  
REVIEW OF OPERATING EXPENSES FOR 1994  
AND PROPOSED BUDGET FOR 1995

Attached are the following key documents for the year 1994:

- Detailed Statement of Revenue and Expenses (Schedule "A")
- Operating Statement for 1994 (Schedule "B")
- Statement of Actual Expense for 1994 and Estimated Expenses for 1995 (Schedule "C") and also attached is:
- Updated list of all current Suppliers to OCCA.
- Invoice for 1995 fees
- Notice of Special Meeting of Unit Owners Feb. 20th, 1995
- Proxy Form for those unable to attend the Special Meeting
- My response to Reusse letter of Jan. 9th, 1995 (FYI only)

1. General Operations If you will refer to Schedule "C" you will note that the following categories of expense were underspent -water \$543 - Pool Svce \$500 - FPL\$800- Lawn \$500 (all the above due primarily to a Hot wet summer,) total \$2,343, with building repairs being over-spent by approx. \$3,300 giving us a net difference for the year of \$950 overexpenditure for all categories for the year 1994.  
Here are some additional comments about the items listed as "abcd".

- a. Insurance-shows overspent by \$2,500 but due to a new master policy contracted on Aug15th, 1994, we are actually on or below budget, (see also my comments under the heading of Insurance Coverage.
- b. Pool costs shown include the new surface completed in October-\$4,200 (see further comments under Pool.
- c. Reserve account, was under by approx \$950 which is the amount we overspent for the year-ie we were on target for this account as reflected at the bottom of Sch. "C"
- d. Bldg. repairs were way off budget, due to the following unexpected expenses that had to be or were attended to during the year. --roof leaks fixed for Units 2-3 & 7 cost \$1,530-North Property fence rusted out -\$404--Unit #3 extra work on wood veneer \$600--Unit #12 patio wall lowered-\$300 and-bought in 1994 for use and work budgeted in 1995-25 sheets of new plywood-\$530.00

2. Insurance Another year of turmoil for the Industry, and all Condos East of I-95 and or East of the Intracoastal. We were fortunate to even get coverage through Simons & Rose (Our former Brokers of many years) and ended up with a Policy for \$850,000 -5% deductible- versus our old coverage of \$1,100,000 with a 2% deductible. In July, Simons & Rose advised that we were now eligible for the new Florida State "JUA" program which would save us approx. \$2,300 Per Annum, in costs if we made the switch by Aug 15th, which we did. As a result, our new anniversary date is pushed forward to Aug 15th, instead of March 15th, a "gain of 5 months", and we are back to coverage of \$1,100,000 and a 2% deductible.

We are far from being "out of the woods" yet for insurance coverage. The JUA program has been challenged in court by underwriters, and Simons & Rose Rep. George Garman, assures me that he is on top of the situation, and hopes to have more concrete news well before our renewal date. In the meantime, your Board can only guess at what our costs may end up to be for the 1995-6 year. As you will note, we have budgeted a figure of \$12,000 which represents our old rate less the savings realized under the new program.

3. Building Repairs In addition to the comments in 1-d above I can offer the following with regard to 1995. We have budgeted \$2,000 and signed a contract with Moretto Roofing to replace the decking on all 10 entrance canopies which have seriously deteriorated during the past 18 years. (Two other quotes for this work came in at \$3,600 !!) Also, we have budgeted approx. \$3,000 for material and labor to replace all wood veneer in bad repair or destroyed by the "plague of raccoons" we experienced in 1994. In addition a major leak in the roof and walls of unit #5 has been discovered with repairs already under way. The end result of all of the above is that our building should look to be in first class shape, within the next month or so.
4. Lawn Care We continue to be unhappy with the quality of work done by the new owners of Reliable Lawn Service under the new contract we negotiated with them at a price of \$595 per month (as opposed to other bids ranging from \$900 to \$1200 per month). While Reliable is indeed trying to make good, we are now looking at 2 other lawn service companys, with first quotes being higher, but the quality and professionalism being better-at least on paper, as they say. Your Board will keep you advised of its progress on this "touchy" matter.
5. A/C and Appliance Service Contract Our new working arrangement with Atlas seems to be working well, and we have renewed for the 1995 year. If you receive an individual invoice for service it is for record purposes only to show you your coverage and should NOT be paid by you as the Assn. has already done so.

6. Pooland Pool area Repairs As you will recall, we had a special assessment of \$500 each (\$6,000 total) to be used for the refurbishing of the pool and pool deck areas. The options open to us for a new pool coating system were many. After much research and debate, your Board elected to go for a much more permanent first class finish in epoxy rather than the old "Marcite" finish, (now considered much inferior). The cost difference for 3 times the life guarantee, and much better appearance was approx. \$1,300- (2,900 for Marcite and \$4,200 for Epoxy) This decision left us with \$1,800 in our budget to finish the deck work-almost the amount of our surplus for the year end. However, the quotes we have been working on show that to do a first class job of decking to complement our beautiful new pool, run around \$4,000, and we feel that this important matter requires further discussion with unit Owners, before a final decision is made.

The major leak in the pool area was also found and repaired, by Pool Coatings the group that did the pool work. The cost was \$600 as budgeted plus another \$233 for resetting the entire pool coping areas. This expense of \$833 is being held by us until the fall when Pool Coatings is due to come back to double-check the pool surface for any imperfections ( we have found one to date) at which time they will fix and recoat as needed.

7. 1995 Budget Comments As in the past, your Board of Directors has already met to consider "priorities" and expenditures for the coming year. The following comments should be helpful until we are able to hold the planned meeting of all Owners, now scheduled for Feb 20th, 1995.
- |   |              |                      |
|---|--------------|----------------------|
| --Finish the pool deck area   | Est. \$3,000 | -budgeted under pool |
| --New pool furniture  | Est. \$1,500 | -NOT budgeted        |
| --New pool fence shrubs   | Est. 500     | -Part budgeted       |
| --Electrical power entrance repairs and replacement for whold building.   | 500          | -Budgeted -Misc.Exp. |
| --Sceptic System pump out done on Jan 5th, at cost of \$540 and likely not again needed until 1998/9, out of Misc. Exp. |              |                      |
| --Wood veneer replacement and repair all remaining areas including roof leak repairs                                    | Est. 4,000   | -Budgeted            |
| --replace 10 canopy entrances   | Est. 2,000   | -Budgeted            |
| --Possible new Lawn Contractor-included in budget at higher price   |              |                      |
8. Unit #11 still for Sale To date, the Steinbrechers have not been successful in selling their unit, and the price has now been reduced to \$215,000. This is a lovely unit very well appointed and it should sell. If you have any friends that could be interested, I'm sure Karola and Werner would appreciate a call.

9. Lien Placed against unit #7. Most if not all Unit Owners have already been made aware of the unfortunate situation which brought about the need to take the above action against Eljada Holdings Ltd, the registered owner of this unit.

Your Board of Directors met in Mid-October to discuss this "delicate" subject. At that time, your President, being directly involved in this matter, offered to "step down" immediately, and advised that in the interests of the Assn. he had already initiated action re the lien for the last half of 1994 fees - \$2,000 due and unpaid by Eljada. The two other Directors voted in favor of maintaining the "status quo" until such time as a final decision of Eljada's case in Court had been reached (expected in the next 60 days) but did reluctantly agree that the lien procedure should be put in place, and this was done and registered in Mid December.

While I much appreciate the support of my fellow Directors, and the Unit Owners as well, and after close to 18 years "in office", I am deeply concerned about what the future may hold for the Owners. No matter what the outcome of this very unusual case, I feel it is time for me to leave the running of the Assn. to a new group, and hopefully, someone who is a year-round resident at 6550. This action on my part, may also result in a change to outside management, in which event, and while it is immodest of me to say so, the days of genuine TLC for Ocean Cay and its Owners may well be over.

Hopefully, all will be resolved to everyone's satisfaction when we have our Special Owners Meeting on Feb. 20th. In the meantime I intend to carry on working closely with the other dedicated Directors.

10. Special Meeting of Owners Feb 20th 1995 This item was referred to at the outset of this report. As a small Condo group, we are allowed to use proxies if an Owner cannot attend. The attached material, provides the information you will need, in order to participate in this meeting.
11. Fees for 1995 At his time, your Directors are not planning any increase in fees over those set for 1994. Your invoice, attached calling for \$2,000 to be paid as soon as possible, will allow us to operate on a financially sound basis until July 1st, when your next payment will be due. (Again, our special thanks to all unit Owners who pay the whole year in advance, and/or who are very prompt with their payments.)

On behalf of all the Directors of Ocean Cay, we hope you will find this annual report to be informative and helpful. We look forward to seeing as many of you as possible at the Special Meeting Feb 20th.

With every good wish to all for 1995.

CCS R. Buckingham-M. Hutchison  
D. I. Adams. Sec.

Most cordially,

L. I. Adams, President,

**SCHEDULE**

M <sub>W</sub>	WATER	FPL	LAWN CARE	POOL SERVICE	MISC EXP.	DUMPER	EMERGENCY	Pest Control	HOUSE	BLOD. RPKS.	SERVICE CONTRACTS	APPG SET.	TOTAL REPAIRS	FEE Re
JAN	489 <sup>86</sup>	1448 <sup>29</sup>	1500 <sup>00</sup>	1159 <sup>17</sup>	47 <sup>73</sup>	114 <sup>33</sup>	1018 <sup>08</sup>	40 <sup>00</sup>		1900 <sup>00</sup>	550 <sup>50</sup>		7273 <sup>96</sup>	2200
FEB	317 <sup>62</sup>	320 <sup>29</sup>	1265 <sup>00</sup>	310 <sup>00</sup>	205 <sup>00</sup>			48 <sup>00</sup>		31 <sup>76</sup>	348 <sup>96</sup>		2846 <sup>63</sup>	1200
MAR	141 <sup>44</sup>	252 <sup>32</sup>	570 <sup>00</sup>	155 <sup>00</sup>	190 <sup>43</sup>			48 <sup>00</sup>	6424 <sup>00</sup>	1500 <sup>00</sup>	95 <sup>00</sup>	174 <sup>48</sup>	6550 <sup>61</sup>	350
APR	-	175 <sup>25</sup>	3070 <sup>00</sup>	153 <sup>00</sup>	130 <sup>80</sup>	114 <sup>33</sup>		137 <sup>00</sup>	810 <sup>00</sup>	1560 <sup>00</sup>	1900 <sup>00</sup>	730 <sup>98</sup>	8783 <sup>36</sup>	4500
MAY	389 <sup>91</sup>	159 <sup>91</sup>	595 <sup>00</sup>	563 <sup>24</sup>	-			48 <sup>00</sup>	6423 <sup>00</sup>	2000 <sup>00</sup>	174 <sup>48</sup>		6353 <sup>60</sup>	2000
JUN	264 <sup>40</sup>	173 <sup>91</sup>	595 <sup>00</sup>	-	45 <sup>00</sup>			48 <sup>00</sup>		186 <sup>33</sup>	174 <sup>48</sup>		1487 <sup>08</sup>	2000
JUL	313 <sup>61</sup>	162 <sup>52</sup>	595 <sup>00</sup>	226 <sup>25</sup>	-			48 <sup>00</sup>		260 <sup>00</sup>	174 <sup>48</sup>		1779 <sup>86</sup>	6000
AUG	249 <sup>21</sup>	157 <sup>76</sup>	595 <sup>00</sup>	310 <sup>00</sup>	75 <sup>00</sup>	114 <sup>33</sup>		48 <sup>00</sup>	5987 <sup>00</sup>		174 <sup>48</sup>		7710 <sup>78</sup>	
SEPT	249 <sup>21</sup>	163 <sup>26</sup>	595 <sup>00</sup>	155 <sup>00</sup>	30 <sup>99</sup>			48 <sup>00</sup>	4574 <sup>00</sup>		174 <sup>48</sup>		3158 <sup>91</sup>	
OCT	657 <sup>32</sup>	79 <sup>68</sup>	595 <sup>00</sup>	3674 <sup>16</sup>	58 <sup>31</sup>	117 <sup>75</sup>		96 <sup>00</sup>		1320 <sup>31</sup>	730 <sup>98</sup>		7329 <sup>51</sup>	4000
NOV	696 <sup>96</sup>	278 <sup>40</sup>	1306 <sup>00</sup>	155 <sup>00</sup>	154 <sup>44</sup>			48 <sup>00</sup>		528 <sup>59</sup>	265 <sup>78</sup>	600 <sup>00</sup>	4053 <sup>12</sup>	
DEC	687 <sup>93</sup>	359 <sup>33</sup>	725 <sup>00</sup>	155 <sup>00</sup>	519 <sup>31</sup>			48 <sup>00</sup>		746 <sup>56</sup>	730 <sup>98</sup>		3972 <sup>11</sup>	2000
TOTAL	4457 <sup>41</sup>	2731 <sup>04</sup>	12006 <sup>00</sup>	7107 <sup>82</sup>	1457 <sup>01</sup>	460 <sup>74</sup>	1018 <sup>08</sup>	705 <sup>00</sup>	15669 <sup>15</sup>	5028 <sup>45</sup>	14431 <sup>06</sup>	600 <sup>00</sup>	54981 <sup>82</sup>	58000 2000

SCHEDULE "B"

OCEAN CAY CONDOMINIUM ASSOC. INC.

OPERATING STATEMENT

1994

REVENUES

CASH IN BANK DEC. 31st, 1993	(\$3,146.57)	
Maintenace Fees From Owners	48,000.00	
Special Assessment from Owners	12,000.00	\$56,853.43

EXPENSES

WATER	\$ 4,457.47	
FPL	2,731.04	
LAWN CARE	12,006.00	
POOL SERVICE	7,017.82	
MISC. EXPENSE	1,457.01	
SANI:DUMPSTER	460.74	
GARBAGE COLL.	1,018.08	
PEST CONTROL	705.00	
INSURANCE	15,069.15	
SERVICE CONTRACTS	4,431.06	
BUILDING REPAIRS	5,028.45	
ACCTG:SECTY	600.00	\$54,981.82

CASH IN BANK AS AT DEC. 31st, 1994	(128.39 )	
1994 Condo Fees Due via Lien	2,000.00	<u>1,871.61</u>

\$56,853.43

CERTIFIED CORRECT

*D. I. Adams*

D. I. ADAMS, SECTY.

Jan 12th. 1995.

# SCHEDULE "C"

## OCEAN CAY CONDOMINIUM ASSOC. INC.,

### STATEMENT OF ACTUAL TO ESTIMATED EXPENSES FOR 1994 and STATEMENT OF ESTIMATED EXPENSES FOR THE YEAR 1995

	1993 <u>ACTUAL</u>	1994 <u>ESTIMATED</u>	1994 <u>ACTUAL</u>	1995 <u>ESTIMATED</u>
1. Lawn Mntnce.	7,507	12,500	12,006	9,000
2. Insurance	12,440	12,500	15,069 a	12,000
3. Water	4,736	5,000	4,457	3,600
4. Pool Mntnce	2,566	4,000	7,018 b	6,400
5. FPL	3,175	3,500	2,731	2,700
6. Garbage Coll.	986	1,100	1,018	900
7. Dumpster Rent	447	500	460	500
8. Pest Control	577	600	705	700
9. Reserve	(3,147)	NIL	5,019 c	NIL
10. Acctg./Secty.	600	600	600	600
11. Misc. Expense	2,246	1,500	1,457	1,200
12. Service Contracts	4,226	4,500	4,431	4,400
13. Bldg. Repairs	13,140	1,700	5,029 d	6,000
	\$49,399	\$48,000	\$60,000	\$48,000

See detailed report for comments on items marked "a,b-c,& d "

1995 Share for each of 12 Owners = 1/12 of \$48,000 = \$4,000 Per Annum.  
To be paid --\$2,000 on Jan 1st, 1995 and \$2,000 on July 1st, 1995

Estimated Reserve Account Position at end of 1995 year is:

Reserve as at Dec 31 1993 - (3,147)  
Budgeted for 1994 -6,000 actual is 5,019  
Actual reserve at Dec 31, 1994 is 1,872  
NIL reserve budgeted for 1995-no change

 L. J. Adams President



CURRENT LIST OF MAJOR SUPPLIERS TO OCCA

1. LAWN CARE--RELIABLE LAWN SERVICE (VINNIE OR SCOTT) -477-6969 RESPONSIBLE AT PRESENT FOR ALL ASPECTS OF LAWN-LANDSCAPE ETC INCLUDING SPRINKLER OPERATION-FERTILIZATION-GROUND PEST CONTROL FOR MONTHLY PRICE OF \$595.00
2. SPRINKLER SYSTEM- MAJOR WORK ONLY AIA SPRINKLER SYSTEMS 272-2926 LICENSED PROFESSIONALS THAT KNOW OUR SYSTEM WHEN IT HAS A MAJOR BREAKDOWN, (may also offer monthly service under contract)
3. POOL CARE - A BETTER POOL SERVICE (mike Helish) 433-TOGO POOL CLEANING ETC TWICE A WEEK (Tues & Fri) 155.00 per month, PLUS EXTRAS FOR CHEMICALS AND REPAIRS.
4. POOL HEATER UNDER ANNUAL CONTRACT WITH ENCORE COMMERCIAL DIV. 689-3414 AT COST OF \$125.00 Annually (good service for this work)
5. PEST CONTROL ACCENT PEST CONTROL (Brian is our man) 392-4848 For monthly fee of \$48.00 SPRAYS INSIDE EACH UNIT ON THIRD FRI. EACH MONTH.
6. TERMITE CONTROL HANDLED BY TERMINIX UNDER ANNUAL CONTRACT \$137.00 PROMPT TO RESPOND IF ANY TERMITES NOTED 732-4100
7. SEPTIC TANK SYSTEM HANDLED BY ALLSTATE SEPTIC SYSTEMS 736-3766 SERVICE ONLY REQUIRED EVERY 3-4 YEARS, NOT NEEDED AGAIN UNTIL 1998/9 AS ENTIRE SYSTEM OF 3 TANKS PUMPED OUT ON Jan. 5th, 1995. NOTE; TANK ENTRIES ARE: GARAGES 2 (for field 1 units 1 to 4) Garage 4 (for field 2-units 4 to 8) and garage 12 (for field 3-Units 9 to 12)
8. GARAGE DOORS IF ANY PROBLEM CALL INSTALLER CRAWFORD/STARR AT 732-3700. ONLY LIKELY PROBLEM IS FAILED BATTERY IN AUTO CONTROL THESE 12 VOLT UNITS CAN BE BOUGHT AT K MART-PHOTO SHOP-RADIO SHACK DOOR CODES FOR ALL UNITS KEPT IN CONFIDENCE AT #7-OR YOU CAN CALL CRAWFOR IN AN EMERGENCY.
9. ELECTRICAL Robt. MULROY 732-1562 HANDLES ALL CONDO ELEC. PROBS. ON A CALL UP BASIS--INDIVIDUAL UNITS "ON THEIR OWN" FOR INSIDE WORK
10. PLUMBING WE DO NOT HAVE ANYONE, AS CONDO PLUMBING SHOULD NOT BE A PROBLEM AND ALL INSIDE WORK HANDLED BY ATLAS.
11. A/C APPLIANCE SERVICE HANDLED BY ATLAS SERVICE 734-8200 UNDER A MASTER CONTRACT FOR ALL AT \$556.50 each quarter PAID BY THE ASSN. EACH UNIT OWNER HAS A COPY OF THE CONTRACT AND WHAT IT COVERS, YOUR ENTRY CODE FOR SERVICE IS YOUR TELEPHONE NUMBER
12. MASTER KEYS TO UNITS WITH THE EXCEPTION OF UNIT #10 (which does not elect to participate) ALL MASTER KEYS ARE KEPT AT UNIT #7 IN CASE OF EMERGENCY.
13. INSURANCE HANDLED BY GEO. GARMAN SIMONS & ROSE 368-4411
14. CABLE T/V MASTER CONTRACT WITH LEADERSHIP -272-2521 for \$183.00 P.Mth.

# Ocean Cay

a condominium

## INVOICE

### STATEMENT OF ANNUAL MAINTENANCE CHARGES

CHARGES FOR THE YEAR 1995 AS BUDGETED	\$4,000.00
PAYABLE- 50% ON JANUARY 1st, 1995	2,000.00
BALANCE PAYABLE ON JULY 1st, 1995	2,000.00

PLEASE MAKE CHECKS PAYABLE TO OCEAN CAY CONDO. ASSN.

PLEASE NOTE. THIS IS THE ONLY INVOICE YOU WILL RECEIVE  
SO PLEASE REMEMBER THE JULY 1st, DATE.

THANK YOU FOR YOUR PROMPT ATTENTION TO THE ABOVE, AND SPECIAL  
THANKS TO ALL THOSE WHO "PAY IN ADVANCE"

THE BOARD OF DIRECTORS. OCCA.

# Ocean Cay

a condominium

January 12th, 1995

## SPECIAL NOTICE TO ALL OCEAN CAY UNIT OWNERS

FROM BOARD OF DIRECTORS

SPECIAL ANNUAL MEETING OF UNIT OWNERS  
WILL BE HELD ON MONDAY FEB. 20th, 1995  
AT 2:30 PM at POOLSIDE PATIO.

THIS IS IN REFERENCE TO THE BOARD'S  
ANNUAL REPORT RELEASED THIS 12th, DAY  
OF JAN. 1995, and IS IN ADDITION TO THE  
FORMAT WE HAVE FOLLOWED FOR THE PAST  
17 YEARS, and IS THE RESULT OF A REQUEST  
FROM A UNIT OWNER MADE TO THE BOARD IN DEC.

### PROPOSED AGENDA:

1. Final confirmation of 1995 budget
2. Consideration of additional projects  
based on an assessment
3. Further review of our Insurance Program  
and related costs-options etc.
4. Balance of pool work required-concept
5. Election of Directors for 1995
6. Any other business which may come before  
the meeting.

### USE OF PROXIES

IT IS HOPED THAT AS MANY OWNERS AS POSSIBLE  
WILL ATTEND THIS MEETING-HENCE THE 30 DAY  
ADVANCE NOTICE. HOWEVER, IF YOU ARE NOT ABLE  
TO ATTEND, ATTACHED IS A PROXY FORM FOR YOUR  
SIGNATURE AND RETURN TO THE SECRETARY (FYI FOR  
SMALL CONDOS SUCH AS OURS PROXIES ARE STILL  
PERMITTED).

NOTE:::IF YOU INTEND TO RUN FOR THE BOARD OF DIRECTORS, YOUR  
NOTICE OF INTENT MUST BE SUBMITTED IN WRITING TO THE  
CURRENT BOARD NO LATER THAN FEB 6th, 1995. (also for  
your information, the Board will be presenting its own  
recommendations and slate for your consideration)

*D. I. Adams*  
D. I. ADAMS, SECTY. FOR  
THE BOARD OF DIRS. OCCA.

CC. L.J. ADAMS  
R. BUCKINGHAM  
M. HUTCHISON

# Ocean Cay

a condominium

January 12th, 1995.

## P R O X Y

WITH REGARD TO THE SPECIAL ANNUAL MEETING OF THE OWNERS  
OF OCEAN CAY CONDOMINIUM, CALLED FOR 2:30 PM MONDAY FEB 20th, 95.  
AND TO BE HELD AT POOLSIDE ON THE PREMISES LOCATED AT 6550  
NORTH OCEAN BLDV. OCEAN RIDGE, FLORIDA.

I \_\_\_\_\_ HEREBY APPOINT  
RUSS BUCKINGHAM OR MIMI HUTCHISON OR \_\_\_\_\_  
TO ACT ON MY BEHALF WITH REGARD TO ANY AND ALL MATTERS THAT  
MAY COME BEFORE THIS SPECIAL MEETING, AND AGREE TO BE BOUND  
BY ANY DECISIONS WHICH SAID PROXY MAY MAKE ON MY BEHALF  
AND WITH SAID AUTHORITY TO VOTE IN MY STEAD, APPLYING ONLY  
TO THIS SPECIAL MEETING.

SIGNED \_\_\_\_\_

UNIT NUMBER \_\_\_\_\_

DATED \_\_\_\_\_

PLEASE RETURN THIS PROXY FORM TO :: THE SECRETARY, OCEAN CAY  
CONDO ASSN. C/O UNIT #7  
6550 NORTH OCEAN BLVD.  
OCEAN RIDGE, FLA. 33435.

# Ocean Cay

a condominium

January 11th, 1995.

Mr. R. Reusse,  
Unit #3  
Ocean Cay Condo. Assn.  
6550 North Ocean Blvd.,  
OCEAN RIDGE. FLA. 33435.

Dear Rob:

I wish to immediately acknowledge your letter of Jan 9th, 1995.

Apparently verbal communication is not enough to satisfy you, and while most of these points are thoroughly covered in my 1994 Annual Report due to be released, I will comment for the record.

Re your request for an annual meeting-this was confirmed to you twice-first at our one on one meeting late in November, and second at the special meeting of the Board which you attended early in December.

This same situation applies to your items 1 to 4 of your letter of Sept 13th, 1994. I have not avoided a response, in fact the reverse is true, as will be supported by the other Directors.

Your entrance roof leak-as you are well aware-has been discussed at length with you. Two quotes were received in Nov/Dec at \$3,600 to redo all 10 canopies, a figure which you yourself said was "ridiculous." The contract has now been given to Moretto Roofing at \$2,000 with work to commence the week of Jan 15th, 1995.

The photos of our roof line and raccoon damage are indeed "of concern" when you get down, you will see that the matter has been attended to, in a thoroughly professional way (unlikely will ever leak or separate again.) Here again I told you that much time was spent in researching the proper way to go-type of plywood to use-waterproofing etc. The repair work commenced in Dec. and should be completed by the end of Jan. The Board would be happy to consider any quality builder that is competitive, but our experience over the years is that no one can match Dave's quality and price, besides he knows the building and its construction.

The pool area is indeed a problem, again you were informed fully on this matter in person and at the Special Board Meeting in early Dec. This work was committed in May 1994 exactly on plan, but was delayed at an owners request, and was finished in fine style in Oct. The deck repair problem is much tougher, as you know from our discussions, and we are still not satisfied with the quotes and quality that result. Perhaps, you should take on this assignment yourself, and report your findings to the Board for fast action. (See also my comments in your Annual Report. for 1994.)

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Concerning the specific requests made in your letter of Jan 9th, 1995. I can advise as follows:

The accounting records are available at Unit #7, at any reasonable time for the years requested. As advised at the Special Board Mtg. by Condo Statute, and our own bylaws such records are available to all owners to review at their place of location at "reasonable hours."

Concerning the work done to Unit #12 outside patio, in addition to my comments in the annual report, I can comment as follows.

1. The Board after examination of the termite rot and wood deterioration as pointed out by the new owner Mr. Peter Monroe, made the decision that the entire wood had to be replaced- much like we had to do at Unit #1, in earlier years.
2. Mr. Monroe came to us with a proposition-he would like to put the patio fences back in concrete block rather than wood and agreed to pay any cost overages himself if this could be done. The Board agreed and we budgeted \$900.00 as OCCA share of the cost(which turned out to be \$4,500 when finally finished) (Mr. Monroe paid \$3,500 himself.)-OCCA paid \$1,000.00.
3. Concerning the matter of OCCA acting as a "general contractor" on this matter, such is just not the case. The town itself suggested that it would facilitate matters if OCCA applied for the permit for this work and then used others to do it. We had never been required to get a permit before, but in view of the mistaken position of our neighbor to the North as to the correct property line, the Town felt this was the best route to go, and were and have been fully supportive all the way!!

As for not "complying with building standards", this is just not correct. I personally met with Mr. Keir, the building inspector who set the height to be used, when the neighbors complained the Town Attny. advised OCCA was correct and within its rights, but to be absolutely sure, requested that if anything, we stay below the 6 feet allowed, and it was for this reason that we agreed to "take off" one score of block, actually bringing the overall height below the desired level.

No doubt you are well aware from conversations with your friends at the Ridge, that the above is the case, and also, that their ideas of the North Property line were wrong, and OCCA's were correct-(also as discussed with you last year.)

You have my cooperation, and have had so for the past 18 years, Constructive involvement is what is needed, and I should not have to spend my time responding to letters of this type, when in fact your Board and certainly your President goes out of his way to make certain that all Owners at Ocean Cay are kept fully in the picture.

Cordially,  
L. J. Adams-President OCCA

CC. R. Buckingham,  
M. Hutchison Directors