

Summary of the Executive Meeting February 24, 2022

The first Executive meeting after the last AGM was held on February 24th.

All Executive members were present. Mr. Tony Lewars was duly nominated and seconded to chair the meeting. After prayers were offered by Yanique Humes (Accountant) the following items were discussed/agreed.

A. Sub-Committee members appointed are as follows:

(I) Property & Security

Brandon Robinson - Chair/Exec member

Noel Whyte - Exec member

Charles Stammler - Exec member

Charles Wiltshire - Exec member

(II) Communications

Charles Stammler - Chair / Exec Member

Noel Whyte - Exec Member

Ian Isaacs - Proprietor

Irwin Milgrom - Proprietor

Robert Lee - Proprietor

(III) Finance

Dr. Marjorie Fyffe-Campbell - Chair/Exec Member

Lance Wiltshire - Exec Member

Tony Lewars - Exec Member

Mathew McClarty - Proprietor

Ludlow Bowie - Proprietor (representing NIF)

Donald Cotter - Proprietor

B. Parties held on property must:

(I) Seek permission and approval from the Strata Manager and names of non-resident attendees must be given to the Security at the front gate for processing. Non-resident attendees must present an ID to enter the property.

(II) Should not exceed 5 hours in duration

(III) Not exceed 20 persons in attendance

(IV) Not be a noise nuisance to residents

(V) Pay a fee of J\$20,000 to the Strata Office

C. A contributory Health Insurance scheme is to be provided to the staff. Negotiations with the service provider, Guardian are ongoing.

D. The location of a coin operated laundromat has been identified (near the old dining room) and work to establish the laundromat has started. It is expected to be completed for the start of the new financial year.

E. Seventeen (17) applications were submitted on February 17, 2022 to the Commissioner of Strata Corporation (SC) for the PSP-461 to exercise the power of sale over properties owned by delinquent owners. One additional application was made for Lot 150.

Prior to the granting of permission to auction properties we had to submit 6 years of Annual Reports that were outstanding under the stewardship of the previous Strata Manager. The Annual Reports have now been submitted.

In the meantime, because of the real possibility of having their property auctioned, Four (4) of the delinquent proprietors have paid up in full and the number of properties for which we are seeking the SC's approval has dropped from 17 to 14.

The delinquency of over 90 days was \$63,814,453.75 at July 21, 2021. It now stands at \$53,127,628.76 at April 11, 2021 - due to the tremendous efforts of Mr. Hubert and his team.

F. A draft of a Charter to guide the actions and responsibilities of Executive members and the Strata Manager was prepared and is under discussion before finalization.

G. The Executive Committee has agreed to meet on the last Thursday of each month and will continue to meet without fees for the remainder of this financial year.

H. A summary of the decisions taken, and other relevant information will be presented to the proprietors within 45 days of the meeting.

Please note that minutes of meetings must be approved by the Executive Committee before a summary can be provided to the proprietors.