

**ON TOP OF THE WORLD
CONDOMINIUM ASSOCIATION, INC.,**
a Florida Not-For-Profit Corporation
2069 World Parkway Blvd. East
Clearwater, FL 33763

BOARD OF ADMINISTRATION

Kenneth D. Colen, Chairman	Gail Sanders
Charles McAllister, Vice Chairman	James F. O'Neil
C. Guy Woolbright, Secy-Treas.	Virgil C. Ratliff
	Michael Spodeck
	Russell Ciokiewicz
	Maria Avdelas

NOTICE OF ANNUAL MEETING

Date: Friday, December 15, 2023
Time: 10:00 AM
Venue: East Activity Center, Auditorium (or attend via YouTube at the Link below)
2069 World Parkway Blvd. East
Clearwater, FL 33763

<https://www.youtube.com/watch?v=5foNV5sAklg>

Annual Meeting Agenda

1. Call to Order, Introduction of Board, Invocation, Quorum
2. Proof of Notice of Meeting
3. General Rules of Meeting Conduct
4. Unit Owner Comments per Rule 21
5. Reading and Approval of Minutes of Last Meeting, or Waiver of Reading of Minutes
6. Appointment of Vote Counting Committee by Board
7. Election of Board of Administration
8. Management Company Report
9. Board Reports
10. Recess
11. Answers to Written Questions
12. Announce Results of Board of Administration Election
13. Other Business
14. Adjournment

After conclusion of the Annual Meeting, a Board of Administration Meeting will be held. The Board of Administration Meeting Agenda follows on back side:

On Top of the World Condominium Association, Inc. expects all unit owners to comply with Association Rule 22. Unit Owner Participation at Board of Administration and Committee Meetings. Meeting participants are expected to conduct themselves with decorum, respect, and civility.

On Top of the World Condominium Association, Inc.
Board of Administration Meeting ~~Amended~~ Agenda, December 15, 2023

1. Call to Order, Proof of Notice of Meeting
2. Board Organization
3. Unit Owner Comments per Rule 22
4. Reading and Approval of Minutes of Last Meeting, or Waiver of Reading of Minutes
5. Ratify Superior Fence & Rail, Inc. Contract for repairs made at 2340 Grecian Way
6. Ratify O² Consulting, Inc. Renovation Roof Asbestos Survey B40, B59, B60, B83 and Sunset Point Entrance Arch
7. Ratify ADL Aluminum, Inc. B77 Change Order and B78 Change Order
8. Ratify All-Phase Paving & Sealing Proposal for emergency repair at 2254 Philippine Dr.
9. Ratify Tri-State Drilling & Repair, Inc. for B84 Replacement of Elevator (N) Hydraulic Cylinder
10. Consider Kittelson & Associates Proposal for traffic study
11. Consider Alan's Roofing, Inc. Contract for roofing projects at B40, B59, B60, B83 and Sunset Point Entrance Arch
12. Consider Mike Moody Painting & Waterproofing 5-year Proposal (in accordance with RFP, proposed prices attached)
13. Consider ADL Aluminum, Inc. Proposals:
 - a. Railing Replacement, B94
 - b. Radius Railing Replacement, B94
 - c. Railing Replacement, B91
 - d. Railing Replacement, B92
 - e. Railing Replacement, B95
14. Consider Cintas Fire Protection Proposal
 - a. Fire Alarm Panel Test & Inspection, Maintenance, Repair and Monitoring
 - a.b. Elevator Fire Recall System (Phase II) Installation and Repair
- ~~14.15.~~ Discuss Amazon Lockers Status (now proposed to install 18 Amazon Lockers based on minimum package volume)
- ~~15.16.~~ Discuss resident requests to Update Sunset Point Entrance
- ~~16.17.~~ Contracts for services anticipated in 2023-2024 Operating Budget
- ~~17.18.~~ Resolution 2023-09 implementing the Association's statutory powers to suspend rights of unit owners, occupants and guests to use common facilities and to suspend rights of members to vote when payments due the Association are more than 90 days delinquent, as provided in Section 718.303, *Florida Statutes*
- ~~18.19.~~ Other Business
- ~~19.20.~~ Adjournment

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