

**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

October 16, 2023

Dear Association Member:

Your Board and the Management Company have been very busy on many projects for the On Top of the World Condominium Association, Inc. (the "Association") and this report provides an update on several initiatives.

Annual Financial Statements

As required by Florida law, your Association provides its Members with annual financial statements. The Association budgeted for an audit for the fiscal year July 1, 2022 through June 30, 2023. Accordingly, audited financial statements are being prepared by an independent firm of certified public accountants, according to generally accepted accounting principles (GAAP), for your Condominium building and the Association. At the time these reports are furnished to the Association, they will be uploaded, by building number, to the Association's website at <https://www.otowclearwaterinfo.com/audited-financial-statements/>.

Once available on the website, should you be unable to download a copy, you may write to the Secretary of the Association (at the address above) to request a copy, in printed form or by email, or email your request through clearwaterinfo@otowfl.net. In your request, please specify your building and unit number and how you wish to receive the audited financial statements for year ended June 30, 2023 – by either U.S. Mail or email.

First Notice of Election and Annual Meeting

This letter constitutes the First Notice of Election. Notice is hereby given that the election to fill vacancies on the Board of Administration of On Top of the World Condominium Association, Inc. will be held in conjunction with the Annual Meeting of the Members of the Association on December 15, 2023 at 10:00 a.m., at the East Activity Center Auditorium, 2069 World Parkway Blvd., Clearwater, FL 33763. Any unit owner or other eligible person desiring to be a candidate for the board of administration shall give written notice to the Secretary of the Association of such person's candidacy on or before November 5, 2023 (not less than forty (40) days before the election) to the address noted above.

Should you wish to learn more about your current Board members, please visit <https://www.otowclearwaterinfo.com/association-board-members>.

Electronic Voting

If you have already registered to vote electronically, at **otow.conduu.com**, you do not have to opt-in again. When the time comes to vote, in the December 15 election, you will simply login and vote online.

If you have not previously voted electronically, you first need to determine the designated voting owner of the unit and opt-in. If you wish to vote electronically, take time now to fill out the "opt-in" form online at <https://www.otowclearwaterinfo.com/electronic-voting/>. In order to vote electronically in the December 15, 2023 election, you must submit the "opt-in" form no later than 10:00 a.m. on December 12, 2023. Any "opt-in" form received after that date will not apply to the December 15, 2023 election.

Once you "opt-in" to vote electronically, Conduu will email you instructional information on how to register to vote using their secure software.

Summit Broadband

Your Board and OTOW-Clearwater leadership remain unsatisfied with the performance of Summit. As such, we continue to push them to improve service, ensure full connectivity and do a much better job of responding to resident concerns. We have been meeting with them weekly and will continue to do so until they rise to meet our expectations. To be clear, we are as unhappy with the level of service as you are and are doing everything we can to hold them accountable and get the level of service we contracted for. We encourage you to continue calling Summit customer service (877-678-6648) and emailing summitconcerns@parkwayclw.com until they meet your expectations as we continue to explore all of our options including legal action.

ESi Engineers - Phase 1 Inspections

At the June 15 Board Meeting, the Board approved ESi engineers to perform Phase 1 Milestone Inspections. Those inspections kicked off on July 18th with ESi engineers and architects on site daily to complete the required inspections on time. The Management Company reports that all Phase 1 inspections have been completed, which includes the exteriors and roofs of all 91 buildings; interior inspections which covers all the common areas of the buildings including storage rooms, utility rooms, etc., and a percentage of unit interiors. ESi will now begin the task of completing the mandatory reports for each building for submittal as required by Florida law.

Once the ESi building reports are available, they will be provided to the Board of Administration for review and Board action. Once the reports are accepted by the Board, and provided to the Pinellas County Building & Development Review Services Building, then these will be published on the website, by building, for residents.

Amazon Lockers

Also at the June 15 Board Meeting, the Board approved an agreement with Amazon to install Lockers where residents utilizing Amazon services may request their package be delivered versus on your doorstep. The Management Company is working alongside Amazon personnel on specific installation locations as well as requirements for these lockers throughout the community. Amazon contractors are currently working on the surveys required for those buildings identified as receiving lockers. Be sure to follow the On Top of the World Newspaper as more information will be provided as the project progresses.

Sincerely,



Kenneth D. Colen
Chairman

Enclosures