

ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING

FOLLOWED BY A

BOARD OF DIRECTORS MEETING

DECEMBER 15, 2023

10:00 AM

EAST ACTIVITY CENTER

ALSO BEING SIMULTANEOUSLY BROADCAST ON CHANNEL 901/YouTube

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

**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
Charles McAllister, Vice Chairman
C. Guy Woolbright, Secy-Treas.
Gail Sanders
James F. O'Neil
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.

ANNUAL MEETING

Agenda Item 1 –

- Call to Order
- Introduction of Board

Kenneth D. Colen, Chairman
Chuck McAllister, Vice Chairman
Guy Woolbright, Secretary-Treasurer
Gail Sanders
Jim O'Neil
Virgil "Corby" Ratliff
Mike Spodeck
Vacant
Maria Avdelas

Also present:

Barrie Buenaventura, Association Counsel
Dessa Barabba, General Manager, Parkway Maintenance & Management Pinellas, LLC
Patty Soriano, appointed Assistant Secretary and taking minutes of the meeting

- Invocation
- Quorum

This meeting is also being simultaneously broadcast on Channel 901 and YouTube so we have many members watching from the comfort of their homes.

Agenda Item 2 – Proof of Notice of the Meeting

- First Notice of this meeting was mailed on October 16, 2023
- Second Notice of this meeting was mailed on November 21, 2023
- An Amended Meeting agenda for both meetings today was posted on the Association's Bulletin Board on November 29, 2023.

AFFIDAVIT OF POSTING

I, TIM MARTIN, do hereby swear, that on NOVEMBER 29, 2023 at 9:15 a.m./p.m. a "Notice of Annual Meeting and Board of Administration Meeting" of the On Top of the World Condominium Association, Inc. to be held on Friday, December 15, 2023 at 10:00 a.m., was posted on the community bulletin board in the East Activity Center at 2069 World Parkway Boulevard East, pursuant to Rule 11 of the Amended and Restated Rules of On Top of the World Condominium Association, Inc.

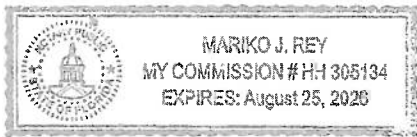
Tim Martin

STATE OF FLORIDA)
)
COUNTY OF PINELLAS)

The foregoing document was acknowledged before me on this the 29 day of November, 2023 by _____ who:

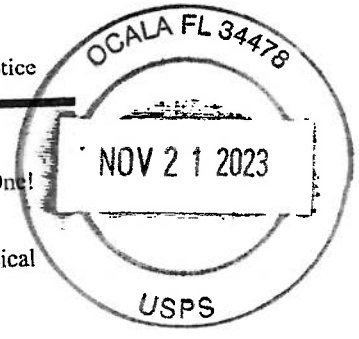
is personally known to me; or
produced _____ as identification.

Marike J. Rey
Notary Public
My Commission Expires: August 25, 2026





Electronic Confirmation Acceptance Notice



USPS Generated

Note to Mailer: Your electronic postage statement has been submitted to the USPS PostalOne! system on Nov 21, 2023 12:13 PM.

The labels and electronic mailing information associated to this form, must match the physical mailing being presented to the USPS® with this form.

Postage Statement ID: 580460962
 Post Office of Permit: OCALA, FL, 34478-9998
 Mailing Group ID: 443999200
 Account Holder: PARKWAY MAINTENANCE & MANAGEMENT LLC.
 Account Number: 402814
 Permit Holder: PARKWAY MAINTENANCE & MANAGEMENT LLC.
 Permit Type and Number: PI 48
 Mail Agent: EARNEST MAIL
 Mail Owner Name: PARKWAY MAINTENANCE & MANAGEMENT LLC.

Mail Owner's Permit Type and Number:
 CRID: 22082691
 Customer Reference ID: OTOW Second Annual Notice
 Mail Class and Price Eligibility: First-Class - Regular
 Processing Category: Flats
 Single Piece Weight Declared by Mailer: 0.1770 lbs (2.83 oz)
 Total Mail Pieces: 4,741 pieces
 Total Weight: 839.1570 lbs
 Total Postage Amount: \$6580.84
 Permit Account for Insufficient Affixed Postage: \$0.00
 Total Postage Affixed: \$6580.84
 Total Postage Due:
 Handling Unit :

1' MM Trays	2' MM Trays	2' EMM Trays	Flat Trays	Sacks	Pallets	Other
			58			

COPY

Important: Please bring your mailing by - Nov 28, 2023

Post Office of Mailing
 OCALA BMEU 400 SW 1ST AVE
 OCALA, FL 344789998

Hours
 Mon 01:00 PM - 04:00 PM
 Tue 01:00 PM - 04:00 PM
 Wed 01:00 PM - 04:00 PM
 Thu 01:00 PM - 04:00 PM
 Fri 01:00 PM - 04:00 PM
 Sat Closed
 Sun Closed

Note:
 *This mailing may be subject to additional verification at the time of acceptance.
 *This mailing cannot be processed at the self service terminal.

SCAN AT ACCEPTANCE



9275 7901 1500 3300 5804 6096 20

United States Postal Service
**Postage Statement -- First-Class Mail
and USPS Ground Advantage**

Processed By: DH on 10/16/23 03:51:53 PM

Transaction Number: 202328914515374 MO	CAPS/EPS Transaction Number:	Postage Statement Number: 572846258
---	------------------------------	--

Mailing Group	Mailing Group ID 436973563	Mailing Job Number	Open Date 10-16-2023
	Preparer 48-PI-EARNEST MAIL	Origin PSW - Mailer Entered	Close Date
	Job Description		

Mailer	Permit Holder's Name and Address and Email Address, if Any PARKWAY MAINTENANCE & MANAGEMENT LLC. 8445 SW 80TH ST OCALA, FL 34481-9117 Contact Name: SANDRA MALAVE (352)854-0805 SANDRA_MALAVE@OTOWFL.COM EPS Cust. Ref. No: OTOW OCTOBER 2023 CRID: 22082691	Name and Address of Mailing Agent <i>(If other than permit holder)</i> EARNEST MAIL PO BOX 3273 DUNNELLON, FL 34430-3273 Contact Name: MATHEW BAILLARGEON (352)445-5931 MATHEW@INKSPOTMEDIA.NET CRID: 22570434	Name and Address of Individual or Organization for Which Mailing is Prepared <i>(If other than permit holder)</i> PARKWAY MAINTENANCE & MANAGEMENT LLC. 8445 SW 80TH ST OCALA, FL 34481-9117 Contact Name: SANDRA MALAVE (352)854-0805 SANDRA_MALAVE@OTOWFL.COM CRID: 22082691
--------	---	--	---

Mailing	Post Office of Mailing OCALA, FL, 34478-9998	Processing Category Letters (may include Cards)	Parcels Only Hold For Pickup (HFPU): No. of Pieces 0	Mailer's Mailing Date 10/16/23	Federal Agency Cost Code	Statement Seq. No.	No. & type of Containers Sacks: 0 1 ft. Letter Trays: 5 2 ft. Letter Trays: 9 EMM Letter Trays: 0 Flat Trays: 0 Pallets: 0 Other: 0	
	Type of Postage Permit Imprint			Weight of a Single Piece 0.0250 lbs.	Combined Mailing <input type="checkbox"/> Single Class	SSF Transaction ID #		
	Permit # 48	For Mail Enclosed Within Another Class <input type="checkbox"/> Marketing Mail <input type="checkbox"/> Bound Printed Matter <input type="checkbox"/> Library Mail <input type="checkbox"/> Media Mail <input type="checkbox"/> Periodicals				Customer Generated Electronic Labels <input type="checkbox"/> SigCon		Total Pieces 4,765
	For Automation Rate Pieces, Enter Date of Address Matching and Coding		Move Update Method: Alternative Address Format			Total Weight 119.1250 lbs.		

Postage	Letter-size mailpieces contain: <input type="checkbox"/> Round Trip Only: One DVD/CD or other disk	Parts Completed A		
	This is a Political Mailing No This is Official Election Mail No	Subtotal Postage (Add parts totals) \$2,461.96		
	Complete if the mailing includes pieces bearing metered/PC Postage or precanceled stamps. Rate at Which Postage Affixed (Check one) <input type="checkbox"/> Correct <input type="checkbox"/> Lowest <input type="checkbox"/> Neither	_____ pcs. x \$ _____ = Postage Affixed		\$0.000
		Incentive/Discount _____		\$0.00
		Fee _____		\$0.00
		Net Postage Due		\$2,461.96
	For USPS Use Only: Additional Postage Payment (State reason)			Total USPS Adjusted Postage \$2,461.96

Certification	Incentive/Discount Claimed: N/A Type of Fee: N/A
	The mailer certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent certifies that he or she is authorized on behalf of the mailer then that mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control. The mailer hereby certifies that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation. I understand that anyone who furnishes false or misleading information on this form or who omits information requested on this form may be subject to criminal and/or civil penalties, including fines and imprisonment. Privacy Notice: For information regarding our Privacy Policy visit www.usps.com

This postage statement was verified and accepted under the PostalOne! program. No postal signature or round stamp is required.

Part A - Automation Prices

Letters

		Price	No. of Pieces	Subtotal Postage	Discount Total*	Fee Total	Total Postage
A4	5-Digit	\$0.498	3,178	\$1,582.644 0	\$0.0000	\$0.0000	\$1,582.6440
A5	AADC	\$0.537	458	\$245.9460	\$0.0000	\$0.0000	\$245.9460
A6	Mixed AADC	\$0.561	1,129	\$633.3690	\$0.0000	\$0.0000	\$633.3690
A11	Part A Total (Add lines A1-A10)						\$2,461.96

* May contain both Full Service Intelligent Mail and other discounts.

This postage statement was verified and accepted under the PostalOne! program. No postal signature or round stamp is required.

**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

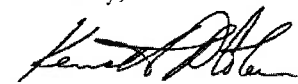
At the June 15 Board Meeting, the Board approved ESi engineers to perform Phase 1 Milestone Inspections. Those inspections kicked off on July 18th with ESi engineers and architects on site daily to complete the required inspections on time. The Management Company reports that all Phase 1 inspections 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

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

November 21, 2023

Dear Association Member:

This letter constitutes the Second Notice of Election and Annual Meeting of the Members of On Top of the World Condominium Association, Inc. (the "Association") to be held in the East Activity Center at 2069 World Parkway Boulevard East, Clearwater, Florida 33763, beginning at 10:00 a.m., on Friday, December 15, 2023. Please refer to the enclosed Annual Meeting Agenda.

Election of the Board of Administration

The election of the Board of Administration (the "Board") of the Association will be held on December 15, 2023 at the Annual Meeting. As required by law, the following documents are enclosed with this letter:

1. Information Sheet for Each Candidate
2. Ballot for Election of Board of Administration with Instructions for completing and returning Election Ballot (on flip side)
3. Inner Envelope (marked "Ballot Secrecy Envelope")
4. Outer Envelope (addressed to the Association)

The thirteen (13) candidates who have chosen to run for election for the nine (9) seats on the Board are listed in alphabetical order by surname on the enclosed Election Ballot (printed on yellow paper).

Florida law requires secret, written ballots for board elections and voting by electronic means. No proxies may be used for this purpose.

In order to exercise your vote, please complete the enclosed yellow Election Ballot, being careful to follow the detailed instructions printed on the back side of the Election Ballot. Then, fill in the required information on the outer envelope. Be sure to place your completed Ballot in the inner envelope (marked "Ballot Secrecy Envelope") then place your Secrecy Ballot envelope into the outer envelope and drop into the secure box at either the East or West Activity Centers, mail it to the Association, or bring it with you to the December 15 Annual Meeting. Should you misplace the Election Ballot, additional copies will be available at the Annual Meeting.

Electronic Voting

Another way in which to vote for your Board of Administration is by voting electronically. If you have already registered to vote electronically, at otow.conduu.com, you do not have to opt-in again. Electronic voting opens on December 1, you will simply login and vote online. (An email will be sent in advance to remind Owners when electronic voting is open. (Emails will be sent to those Owners who requested to receive Association emails.)

If you have not previously voted electronically, please note 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.

Notice of Meeting of the Board of Administration

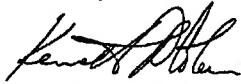
This letter also constitutes notice of a meeting of the Board of Administration to be held in the East Activity Center at 2069 World Parkway Boulevard East, Clearwater, Florida 33763, immediately following the Annual Meeting of the Members, on December 15, 2023. Please refer to the enclosed Board of Administration Meeting Agenda.

Amongst the matters to be considered at the Board of Administration meeting is consideration of the suspension of voting rights and common facilities use rights of those unit owners who are then more than 90 days delinquent in any payment due the Association. Because the Board believes it is in the best interest of each and every Member that the Association pursue collection of unpaid assessments, your Association is diligent on following up with each unit owner whose account is past due. Whenever informal collection efforts are unsuccessful, the past due account is turned over to the Association’s legal counsel for collection. After that, the Association is no longer able to accept payments or discuss the past due account directly with the unit owner. The unit owner must then go through the Association’s legal counsel to bring the account current. Please also bear in mind that, pursuant to your Declaration of Condominium and the Rules of the Association, for each assessment installment that is more than 15 days late, the Association’s policy is to charge an administrative late fee of \$25, plus interest from the due date to the payment date.

We look forward to seeing you on December 15, 2023. If you have any questions, or wish to speak at one of the meetings, please submit them in writing to the Association at 2069 World Parkway Boulevard East, Clearwater, FL 33763 in advance of the Annual Meeting. You may also email your written questions or requests to speak to clearwaterinfo@otowfl.net.

We wish to take this time to wish you a very Happy Thanksgiving and wonderful holiday season.

Sincerely,



Kenneth D. Colen
Chairman

Enclosures

ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.

BALLOT FOR ELECTION OF BOARD OF ADMINISTRATION
AT THE DECEMBER 15, 2023 ANNUAL MEETING

The following are the candidates who have qualified to run for election to the Board of Administration of On Top of the World Condominium Association, Inc. There are nine seats on the Board of Administration. You may vote for up to nine individuals by placing a mark to the right of their names. An Election Ballot voting for more than nine individuals will be disallowed.

I HEREBY VOTE TO ELECT THE FOLLOWING INDIVIDUALS TO THE BOARD OF ADMINISTRATION:

Maria Avdelas	_____
Katie Bajas	_____
Nancy Burt	_____
Russell Ciokciewicz	_____
Kenneth D. Colen	_____
Charles W. McAllister	_____
James (Jim) O'Neil	_____
Virgil ("Corby") Ratliff	_____
Stacy Rush	_____
Gail Sanders	_____
Joseph M. Ventimiglia	_____
Charles Britt Ward, Sr.	_____
C. Guy Woolbright	_____

SEE THE BACK OF THIS ELECTION BALLOT FOR FURTHER INSTRUCTIONS ON HOW TO COMPLETE AND RETURN THIS ELECTION BALLOT TO THE ASSOCIATION.

REMEMBER: THE ANNUAL MEETING WILL BEGIN AT 10:00 A.M. ON DECEMBER 15, 2023 IN THE EAST ACTIVITY CENTER LOCATED AT 2069 WORLD PARKWAY EAST, CLEARWATER, FL 33763.

INSTRUCTIONS FOR COMPLETING AND RETURNING ELECTION BALLOT

1. Mark the Election Ballot for the candidates of your choice (up to 9 individuals). **DO NOT PLACE YOUR NAME, BUILDING OR UNIT NUMBER OR ANY OTHER PERSONALLY IDENTIFIABLE MARK ON THIS ELECTION BALLOT.**
2. Place the completed Election Ballot in the inner, smaller envelope (marked “Ballot Secrecy Envelope”) and seal the envelope securely. A separate inner envelope must be used for each Election Ballot voted (if the voter represents more than one unit).
3. Place the inner Ballot Secrecy Envelope containing the marked Election Ballot in the outer, larger envelope addressed to the Association and seal the outer envelope securely.
4. Print the eligible voter’s name or affix a pre-printed label with the voter’s name on it in the upper left corner of the outer envelope.
5. Print the voter’s building number and apartment number in the spaces provided on the exterior of the outer envelope.
6. Print name and Sign the exterior of the outer envelope in the spaces provided. **THE VOTE CANNOT BE COUNTED UNLESS THE VOTER SIGNS THE EXTERIOR OF THE OUTER ENVELOPE.**
7. Return the sealed outer envelope to the Association (containing the inner envelope marked “Ballot Secrecy Envelope” and your Election Ballot) prior to the time for tabulating the Election Ballots by mailing it to the following address:

On Top of the World Condominium Association, Inc.
2069 World Parkway Boulevard East
Clearwater, Florida 33763

OR by dropping it in the ballot box located at either of the following two locations:

East Activity Center
2069 World Parkway Boulevard East
Clearwater, Florida 33763

West Activity Center
2291 World Parkway Boulevard West
Clearwater, Florida 33763

OR bring this with you to the Annual Meeting on December 15, 2023.



MARIA AVDELAS



Resident/Owner

As a driven individual with a proven track record of success, I am excited to bring my unique perspective as a disabled person to serve as an advocate for the residents at OTOW. Since becoming a resident here, I have been actively engaged in the community, organizing cookouts, participating in various events, and being featured in the OTOW newspaper. My love for our community led me to move here permanently.

The SKILLS I bring to the Board:

- Leadership
- Problem solving
- Communication
- Organization
- Adaptability
- Time Management

The EXPERIENCE I bring to the Board:

- Ohio State Senate Candidacy, 29th District
- Successfully created and operated multiple businesses
- CEO Maria's Crafts-Design
- Disability enables me to understand accessibility needs-I built my own home and created Avdelas Custom Homes, Inc.

I have been married to the love of my life for 31 years and we have raised 5 children together. We've been visiting OTOW since 2004, moving here permanently this past March, where we plan to stay.

I am committed to advocating passionately for our residents, ensuring that OTOW remains a place of warmth. Together, let's make OTOW an even more exceptional place to live!

KATIE BAJIS - Candidate for OTOW Board December 2023

katie.bajis@gmail.com 571-490-6684 (M) Email or call me with questions, suggestions, or opinions.

- Owner & year-round OTOW resident. Previous board member in two condominium communities.
- Advocate for full transparency regarding revenues, expenditures, and accounting processes.
- Managed janitorial services and facility maintenance in high security buildings.
- Wrote requirements and statements of work for NASA translation services contracts.
- Wrote computer security plans and risk analyses for privacy and cybersecurity teams.

Accounting/ Financial Processes – OTOW does not use Generally Accepted Accounting Principles (GAAP), but most condominium associations do. We should follow the best practices of the industry and report all revenues and expenditures according to GAAP standards.

Building Captains – Some buildings have building captains that maintain a roster of building residents and provide information regarding bike and storage rooms. Buildings without captains frequently have residents who want some basic information regarding rules, regulations, and trash rooms. Captains frequently keep spare keys for residents as well. I will advocate that every building gets a captain.

Janitorial and Maintenance Services – Our building maintenance people do a terrific job in a difficult environment. That said, we should look for some additional cleaning products and anti-bacterial cleaning solutions that will improve the condition of the trash rooms and eliminate some of the odor problems.

Landscaping – Some areas of the property get regular landscape maintenance, but other sections do not get the same degree of attention. I will request that all landscaping and lawn maintenance be put on a published schedule with weekly tracking and reporting.

Pools and Spa – Some residents are circulating proposals that alcoholic beverages should be permitted at the pools. Although this suggestion looks innocuous enough, it will undoubtedly overcrowd the pool with parties that impinge on quiet sunbathing and swimming activities. Residents already have many options for alcoholic consumption. The pool areas are small spaces that can easily be overcrowded because we have a large community. Therefore, alcohol should remain prohibited in the pool areas. Furthermore, alcohol at the pool might negatively impact our insurance costs.

Security – Several ideas are circulating regarding security improvements. We should carefully examine all options and seriously consider the cost vs benefits of any changes. SunPass type transponders in cars might contribute to gate security. Wi-Fi cameras in key areas are also a good option. We are currently paying \$600,000 a year to Allied Universal for gate greeters but that expensive service does not deliver any security. We need a serious discussion and better solutions for that amount of money.

TV and Internet Services – Although fiber optic systems are usually fast and reliable, Summit is not delivering a quality product or service. This situation will not improve significantly no matter how many times Summit re-installs the cable. Outages happen too frequently and are not managed well. We need to consider other solutions.

“Zombie Units” – Zombie units are vacant condominiums that have not had an owner or caretaker check on the unit’s status regarding electrical problems, water leaks, insect pests, rodents. Years of vacancy have left some units infested with roaches, rodents, mold, and other hazards that impact all the adjacent units. This neglect should not be permitted because it puts every unit at risk. Roaches and rodents carry as many as thirty-three diseases that affect humans. Every vacant unit should have regular monthly checks from a caretaker or neighborly observer who can enter the unit and monitor problems.



NANCY BURT

Resident/Owner



I am a full time resident/owner running for the Board of Administration in the election being held on December 15, and I would be honored to receive your vote so I may serve as your voice. Living here full time, I am fully aware of the issues facing us all, as I experience those very same issues. I believe full-time residents/owners are best positioned to help keep OTOW running as one of the best communities in Florida, and with your help, I am sure we can work to make it an even better place for all of us to live.

OTOW is a wonderful community, full of fantastic and vibrant neighbors. However, like all places, there are opportunities to make it even better. As you can see below, my experience and background make me an ideal candidate to represent you, and be your voice, as a member of the Board of Administration,

Some skills I offer to you, and the board, are:

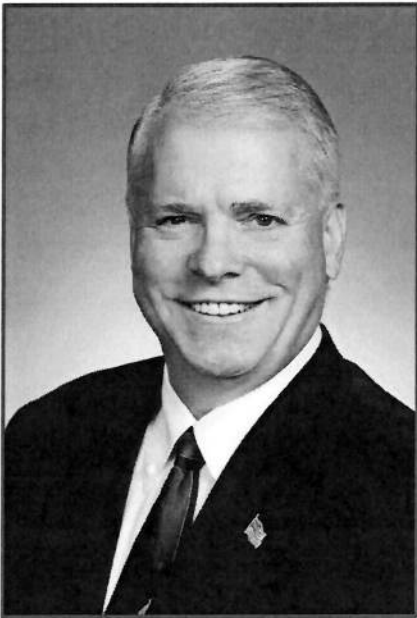
- Bringing opposing sides together to work towards common ground.
- Listening to both sides of a situation to help foster understanding,
- Maintaining lines of communication when discussions break down.
- Communicating alternative solutions to foster compromise,

Some of the experience I offer to you, and the board, are:

- Negotiated benefits rates between teachers unions and insurance companies,
- Served as Lead Negotiator representing over 4,000 public school teachers.
- Coordinated with parents and educators to reduce truancy rates,
- Advocated for troubled students who needed alternate resources to succeed.
- Held multiple positions as liaison between communities and schools.
- Coached several teams of special needs athletes.

I have been married to a wonderful man for 54 years. We are a retired military family, having raised three sons and one daughter, and are proud grandparents. We moved to OTOW Clearwater in 2016 and made this our forever home,

I request your vote so I may represent you, and be your voice, as we all work together to make OTOW even better.



Russell Ciokiewicz, CPA Resident/Owner



I am a full time resident/owner running for the Board of Administration in the election being held on December 15, and I would be honored to receive your vote so I may serve as your voice. Living here full time, I am fully aware of the issues facing us all, as I experience those very same issues. I believe full-time residents/owners are best positioned to help keep OTOW running as one of the best communities in Florida, and with your help, I am sure we can work to make it an even better place for all of us to live.

I have learned OTOW is an even more robust community than I first believed, however, I have also learned there are some areas which could use improvement. I believe my education, work and life experience make me an ideal candidate for the Board.

Some skills I offer to you, and the board, are:

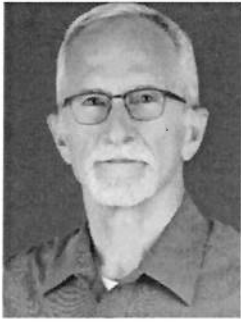
- Strong financial analysis abilities to understand and explain OTOW finances.
- Certified Public Accountant.
- Problem solving skills allowing resolution of difficult issues.
- Understanding complex issues from differing viewpoints.
- Determining financial impact of difficult and differing solutions.

Some of the experience I offer to you, and the board, are:

- Worked for 40 + years in the business community.
- Built my career around solving complex accounting and operational issues.
- Held the position of Board President for a 688 single family dwelling HOA.
- Served in the Army as an Airborne Infantryman.
- Performed duties of VP of Operations for multiple organizations.

My wife and I have been Clearwater residents since the 80's, and became permanent residents of OTOW in 2019.

I request your vote so I may represent you, and be your voice, as we all work together to make OTOW even better.



Kenneth D. Colen

Re-elected to the Board of Administration December 2021

Qualifications:

- Licensed by the State of Florida as a General Contractor, Class A
- Licensed by the State of Florida as a Community Association Manager
- Licensed by the State of Florida as a Real Estate Broker
- State licensed Water Treatment Plant Operator “B”
- State licensed Wastewater Treatment Plant Operator “C”

Statement:

For over 50 years, OTOW-Clearwater has provided a very high quality of life to residents. The operational design of the community was intentional and is very straight forward: The Board is responsible for all legal and financial matters of the Association. Rather than manage the community directly on a day-to-day basis, the Board hires a management company. The financial matters consist of ensuring that the assets of the community are adequately insured (an increasingly costly and difficult proposition); adopt rules of the Association from time to time; ensure the safe and fiscally responsible operation of the Condominium Association, and allow the Management Company to carry out its mandated contractual responsibility. This is the best service residents can receive from any Board.

Your Board contracts and delegates authority to a Management Company (Parkway Maintenance & Management Pinellas, LLC) to operate the community and, as agent for the Board, it is responsible for the daily operation of the community. The residents have had the ability to elect the community leaders they wish to serve on the Board since 1984. There is no such thing as “taking back the Board”. Residents have had complete control over the Board election process since 1984.

For residents, it is and has always been, about the quality of life and affordability. That is probably why you bought here. I truly believe that the majority of residents want to live in a community free of drama and chaos. A stable Board is essential to that goal.

To that end, a recent poll commissioned by the Management Company showed that **88% of residents have an excellent or good favorability of living at OTOW-Clearwater. 87% of residents would recommend OTOW- Clearwater to someone thinking of moving to the area.**

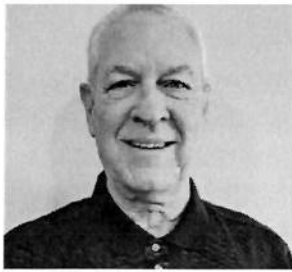
The price of a mismanaged community is steep. You only need to look back to 2021 and the Surfside Condominium collapse to see the deadly result of board mismanagement of a condominium community. In the interest of keeping costs affordable, the resident-controlled board voted to defer costly maintenance year after year, until many residents paid with their lives.

This comparison to your community demonstrates where this current Board and management structure excels: The Board makes sure the Management Company is fulfilling its contractual obligations to this community by ensuring that buildings and common elements are properly maintained and kept in very good condition, both structurally and aesthetically.

If a new Board wishes to alter the current Board and Management Company structure that has delivered consistent positive results to residents for over 50 years, the Board is free to do that. But please understand that **if you break this time proven system, it will never be the same and cannot be set right again. Your quality of life and satisfaction with the community will be impacted adversely.**

As a final note, as you prepare to vote for your Board, please remember the purpose of the Board is to selflessly serve the community. True service requires a commitment of time and a willingness to learn and understand Florida Statutes and rules, Chapter 718, the Association’s governing documents and community operations in all its complexities. It requires working through the established Board structure to ensure the financial integrity of the community.

I am asking for your vote to remain on the Board of Administration with proven professionals such as Guy Woolbright, Corby Ratliff, Gail Sanders, Charles (Chuck McAllister), and James O’Neil for the 2023-2025 term. Together, we will ensure that this community Board of Administration effectively manages both the fiscal and operational elements of your Condominium Association.



Charles W. McAllister

My name is Charles (Chuck) McAllister. I am submitting my name as a candidate for the Board of Administration of On Top of the World Condominium Association, Inc. My first year as a resident member of the Board was an appointment to fill a previously vacated position. Since then, your votes have enabled me to continue my position on the Board and once again I need your help. I am asking for your vote to allow me the opportunity to continue the positive working relationship I have with current Board members as well as Parkway Management. As a nine-year resident of this community and three-year member of the Board, it is an honor to serve. Now, I am asking for your vote to make it possible for me to continue to work with you and for you.

As a Board providing oversight to Parkway Management, I have worked closely with fellow Board members learning from their expertise and bringing my personal and professional experience to the table. As a resident Board member, I have kept an open mind working toward goals that are best for the community, not allowing my personal opinions to interfere with my decision making. Our only agenda as a Board is our ongoing effort to maintain and enhance what our community has to offer.

One of my accomplishments has been to chair a workgroup that reviewed and consolidated the condominium documents for each of the 91 buildings into a single document covering all On Top of the World-Clearwater. As Vice-Chair, I have worked tirelessly with members of the Board, Parkway Management and our consultant with Summit Broadband leadership.

I have a Bachelor of Science degree from Excelsior College, and a Post Baccalaureate Certificate in Educational Technology Integration from Penn State University. While on active duty, I graduated from the U.S. Army Senior Warrant Officer Staff Course and the Department of Defense (DoD) Advanced Force Management Course.

During my career in the U.S. Army, I held command and staff positions which gave me an invaluable background on logistics, personnel management and decision making. As the Aviation Operations Officer for the U.S. Army National Guard, I briefed the Vice Chief of Staff of the U.S. Army on a weekly basis.

As a member of the Adjunct faculty at Harrisburg Area Community College, I gained relevant perspective in working with a diverse population of students and faculty.

In my personal life, I have served on the board for two Homeowner's Associations, one in Harrisburg, PA and more recently in Huntsville, AL, as the first owner-president at the request of the builder. Subsequently, I was an advisor to the board of a townhome association for infrastructure which included interacting with the city for stormwater and roadway issues.

My wife, Theresa, and I are full-time residents of On Top of the World-Clearwater and enjoy the many amenities our community has to offer. We love our community and my involvement with the Board has been a great experience. With your help and your votes, I will be able to continue to serve.



James (Jim) O'Neil

As some of you know, I have been retired here at OTOW-Clearwater with my wife of 57 years (Mary Ann) since 2004, enjoying the Florida weather and hoping for an occasional good round of golf. For the past few years now we both have been deeply involved in this condominium community. May of 2020, I was asked if I would like to serve on the OTOW Board of Administration. After several discussions, I was voted on the board. I can report without exception that it has been a privilege to serve the residents of this community. Now, in order to continue as a board member, I will need your support once again in the December 2023 elections. I have listed a few points below for your consideration:

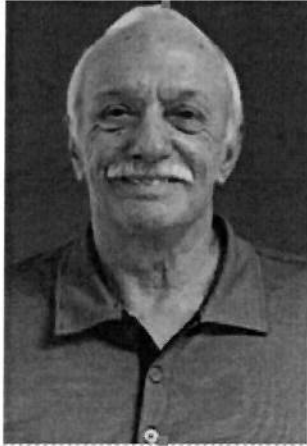
I served from 1994-2004 in a dual role in the New Hampshire court system. I was the Court Systems Security Manager and also District Court Regional Administrator. In my security role I was responsible for all policies and procedures relating to the security of the 60 courts throughout the State of New Hampshire. I trained and certified all court security officers in courthouse security, including security screening, courtroom security, building physical security, prisoner handling and control, judicial protection, firearms and conducted security evaluations and was responsible for choosing the technology supporting security operations.

As Regional Court Administrator, I was responsible for the supervision of 21 District Court Clerks, providing guidance and direction on court operations, case management and court personnel programs, including selection, supervision and evaluation of court staff. I formulated and implemented system-wide, long-range plans and participated in design and up-grade of court facilities, and technology programs for the district court. Prior to joining the New Hampshire court system, I was a security manager in the private sector, serving from 1983-85 as a Security Manager at the North Andover, Massachusetts plant of Raytheon Corporation. As Security Manager of the Special Compartment Information Facility, I was responsible for management of the facility operations and control and accountability of classified documents.

During the period 1961-1983, I served as a U.S. Army Counterintelligence Special Agent, responsible for preparing security training materials and conducting training classes in: physical, operational, personnel, document, photographic, lock, and electronic security. I'm experienced in overall security operations for both military and commercial installations and implemented operations security support and anti-terrorist programs that were integrated into military plans and policies.

Since retiring in 2004, I have been a primary security consultant with the National Center for State Courts (NSCS) and have conducted a series of courthouse security assessments.

I want to continue to improve the conditions here at OTOW-Clearwater. I want to make sure we do this in a fiscally responsible manner. Since the board of administration is responsible for the budget, I want to make sure we keep costs down and improve services to the residents.



Virgil (Corby) Ratliff

Re-elected to the Board of Administration in 2021.

Candidate Qualifications:

49 Years in residential and commercial construction
44 years of employment with On Top of the World-Clearwater

Statement:

In the course of my long tenure with the On Top of the World Condominium community, I have worked alongside, managed and supervised numerous trades people and sub-contractors in the construction of the residential and recreational buildings and facilities, including a detailed photographic record of each building's exterior. After completion of construction, I have continued working with the maintenance of the amenity facilities. I have both managed the Service Department and the recreation areas of the community. I participated in the renovation of the 18-hole golf course here at On Top of the World, which was received as a great success by residents. I continue to work with contractors on recent ongoing improvements to the course and the irrigation system.

My detailed knowledge of the community is an asset to your Board and the Association members.

I hope to continue to work with current Board members Kenneth Colen, Chuck McAllister, Guy Woolbright and Jim O'Neil to provide the best solutions and answers to issues and concerns facing the On Top of the World Condominium Community.

My name is Stacy Rush. I am a full-time resident of OTOW. I have been in the service of others since I was 18 years old. I joined the United States Coast Guard at the age of 18. While in the Coast Guard, I was a member of a boat rescue and law enforcement crew and was my boat's only rescue swimmer. After serving in the Coast Guard, I returned to my hometown and quickly became a law enforcement officer.

While in law enforcement, I went into the investigation division. At age 29, my family's trucking company required me to step away from law enforcement and into the family business. The company had 24 terminals throughout the United States. I was the only female terminal manager in the company. As the manager, I oversaw 12 "day truck" drivers, 2 diesel mechanics, a groundskeeper, and a secretary. Under my direction, my terminal was netting 1 million dollars a month. I was responsible for budget, billing, management, safety, and all operations. But, this was not my passion. I eventually felt the need to return to the service of helping others.

In 2002, I returned to college and finished my degree as an Occupational Therapist Assistant, where I have made my career helping the senior population heal and become independent again, so they can live their best life. I still work as a home health Occupational Therapist Assistant today.

In 2011, I purchased a duplex in Dunedin, Florida. It did not take long to discover the property I purchased was surrounded by several drug dealers selling crack cocaine and other narcotics. I was able to assist law enforcement and all the dealers were arrested. The neighborhood has not had a return of drugs. Not long after, the City of Dunedin invited me to join the Dunedin Public Safety Committee. where I was elected Chair and was the only female on the board.

The Dunedin Public Safety Committee is composed of the Sheriff and Fire Department, along with various other staff members in the city of Dunedin. The board focuses on many safety aspects throughout the city. We ensured the city and crosswalks met American Disability rules and regulations. I assisted with reviewing the budget for first responders, ensuring they had all the necessary and updated equipment required to protect and assist in an emergency. I even assisted in Dunedin's purchase of their newest ladder truck.

Although I have not served on a Condominium Board in the past, the skills I've gained through my life experience have enabled me to understand complex contracts, budgets, safety, management, and laws. In addition to the leadership and management skills gained in my Coast Guard, law enforcement, and community public service roles, I have also become skilled in the compassionate side of life — listening to and caring for the needs of the senior population in my current occupation. It is something that I do naturally and that I am very honored to do. I enjoy serving others and looking after my neighbors. It's not an agenda, it's in my soul. It's what makes me who I am.

If you elect me to the OTOW Condominium Board, I will serve with dedication to the needs of our residents, first and foremost.

EDUCATION: Darton College, 2002-2004 A.S., Occupational Therapy; Kaiser University, 2012, Occupational Therapy Student Education Course; Kaiser University, 2017-2020,, Business Management/Political Science.



Gail Sanders

Candidate Qualifications:

- Resident of On Top World, 2007-present
- Board of Administration, On Top of the World Condominium Association, last elected 2021
- Real Estate Broker – Bob Baucom & Associates Kansas City, Kansas - 1994-2004
- Property Manager – Department of Veterans Affairs – 1978-2004
- Administrative Assistant – Department of Justice Kansas City, Missouri – 1976-1983

Licenses/Designations:

- State of Kansas Real Estate License 1992-2004
- State of Florida Real Estate License 2006-present
- State of Florida Notary

Statement:

This is my 17th year of service and dedication to the On Top of the World-Clearwater community. I accepted a recent transfer to the Occupancy Compliance for Direct Owner Leasing. Strict compliance to the rules and regulations of On Top of the World-Clearwater is very important to all. Maintaining the high standards and principles of the community is appreciated.

I have gained extensive experience in property management. My knowledge includes current city, county, state and Federal Fair Housing laws and practices as well as utilizing the National Association of Residential Property Manager (NARPM) which oversees the ethical and professional standards of conduct for property managers.

It has also been a privilege to work alongside a professional, knowledgeable, and capable team of Board members here at On Top of the World-Clearwater. I am especially fond of the residents here at On Top of the World, full time, seasonal owners, and tenants, it is a joy to help them with their questions, comments and concerns.

I am honored to serve on the Board and I would love to continue to serve with Kenneth Colen, Chuck McAllister, Guy Woolbright, Corby Ratliff and Jim O'Neil.

Joseph M. Ventimiglia
2340 Grecian Way Unit 32
Clearwater FL 33763
Telephone # 718 909 0657

To Whom It May Concern

Subject: On Top of the Board Member

I Josph M. Ventimiglia would like to run for Board Member at On Top of The World. I believe I would be an asset if I was made a board member since I'm a resident and live here all year long and lived here since 2008.

Some information about me since I lived here,

1. I was the president of the Billiard Club for several years,
2. I was the President of the Ping pong Club for 3 years.
3. Presently I'm the advisor for the Billiard Club.

Employment History:

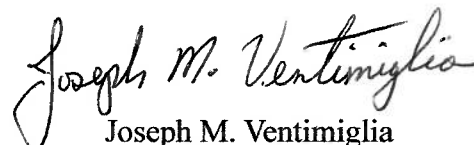
I've worked for the New York Transit Authority for 28 years before retiring in August of 2006.

I was in management for over 20 years and my responsibilities were as follows:

1. I trained the cleaners on how to work with chemicals, and customer service, as well as Training the agents in the change booths on the proper way to bag money and customer service.
2. I trained my subordinates on how to reset the emergency alarm systems in the change booths.

I'm around on the property all the time either playing golf, pickle ball, ping pong, cards, and pool. I'm well known at Top of the World and associate with many of the residents on the property.

I feel I can help with improving the activities, issues that are very important to the residents and any other issues that may arise as needed.


Joseph M. Ventimiglia

Charles Britt Ward, Sr

I'm currently an equity partner and Vice Chair for Climate Care Innovations, Inc. My company has a unique approach to filing projects and Carbon Offsets on our Carbon Registry for funding. In this effort we only accept projects that are good for humanity and have a sustainable environmental impact and meets climate actions for a Social Economic Impact. We ensure that all are sustainable and repeatable.

My background that might demonstrate my ability to have a positive impact on our community:

Military Service:

Retired from our awesome military with 22 yrs. of service.

US Air force, 10 yrs.: the last 7 years managing Officer Clubs and NCO Clubs.

US Army, 12 yrs.: formally 1st Sergeant of an Engineer Company

Federal Civil Service:

Retired as System Architect for the Comptroller for the Federal Aviation Administration with 20 yrs. of service.

IT Consulting as a Software Architect:

Retired this Consulting Agency after approximately 14 yrs. taking on projects all over the country.

Other business I've owned or been involved with:

Logistics Companies that transported long haul or focused on the last mile delivery.

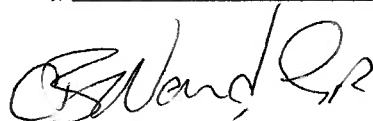
In my work as a Software Architect, I was trained to recognize **efficiencies** and design digital solutions. We have some problems in this area that I'll illustrate and speak to with candidate speeches.

My work in Military Clubs; was a country club type environment and the customer service we had to offer to the men and women who lead us matched that. I'm used to providing customer service to important people and boy do I see problems in all the interactions we have here. (why aren't we important people)

I ask for your vote.

I will have the board implement a dispute resolution system that governs our (owners) interactions with the HOA (with software they already use). Currently, you must write a letter, that goes to Ocala????? I will fight for rules, the HOA likes those two words, that require the HOA/Board communicate when a dispute was received, and additionally, this rule would require the HOA to respond to the dispute within 5 business days and outline their follow up actions. Isn't it time to put the Owner in charge of the hen house.

In my many careers I've been a **Change Agent**; I come in and see inefficiencies and design solutions. We need to put faces on "they" or these are the "Rules". I will fight for an Owner Advocate or Ombudsman to be implemented. Finally, **you can come to my door** and talk about issues. **I'm in building 18 unit 2 on the corner.**





C. Guy Woolbright

I was re-elected to the Board of Administration in 2021.

Qualifications:

- Bachelor and Master Degrees in Accounting
- CFO at On Top of the World Communities, LLC, 2003-present
- Serve on Condominiums and Homeowners Associations, 2003-present
- Master the Possibilities, Inc., Board Treasurer
- Hospice of Marion County, Philanthropic Board, 2014
- KPMG, LLP Audit and Tax Staff, 1984-1988
- Real Estate and Property Management, 1988-present

Statement:

All members of the Association Board of Administration are acutely aware of the need to keep costs at a minimum while providing the necessary and expected level of services needed for a well-run community. One of the largest expenses of your Association is insurance. I have negotiated with insurance providers to keep this expense as economical as possible over these many years.

I have worked closely with your Board and Management Company in formulating budgets for the Association. Budgeting and long-range capital planning is a process where forward thinking and forecasting are keys to success. My goal is to maintain an affordable community, sustaining the beauty by ensuring all projects whether common area maintenance, or large projects such as road improvements, painting, elevator modifications and roofing, to name a few, are scheduled and sent for bid to get the best value for the dollars invested. The benefit of this long-range budgeting and capital planning is that this Association operates without having to fund reserves.

I am asking for your vote to remain on the Board of Administration with proven professionals such as Kenneth Colen, Corby Ratliff, Gail Sanders, Charles (Chuck McAllister), and James O'Neil for the 2023-2025 term. Together, we will ensure that this community Board of Administration effectively manages both the fiscal and operational elements of your Condominium Association.

**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
Charles McAllister, Vice Chairman
C. Guy Woolbright, Secy-Treas.
Gail Sanders
James F. O'Neil
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 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. Discuss Amazon Lockers Status (now proposed to install 18 Amazon Lockers based on minimum package volume)
15. Discuss resident requests to Update Sunset Point Entrance
16. Contracts for services anticipated in 2023-2024 Operating Budget
17. 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. Other Business
19. Adjournment

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.

Agenda Item 3 – General Rules of Meeting Conduct

Barrie Buenaventura, Association Counsel

Agenda Item 4 – Unit Owner Comments per Rule 21

Douglas Westervelt

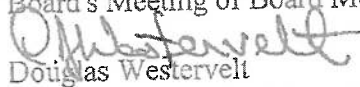
November 28, 2023

To: Kenneth Colen, OToWCA-C Board Chairman
and/or C.G. Woolbright, OToWCA Board Secretary and Treasurer

Due Notice:

1st, I wish to speak at Agenda matter 4 to address OToWCA-C Members at the Board's Annual Meeting for OToWCA-C Members to be conducted on 12/15/2023.

Moreover, 2nd, I wish to speak at Agenda matter 3 to address OToWCA-C Board Members at the Board's Meeting of Board Members to be conducted on 12/15/2023.



Douglas Westervelt
Building #1, condominium #64
2002 Australia Way East
Clearwater, FL 33763
727-486-8872

Agenda Item 5 – Reading and approval of Minutes of the Last Meeting or Waiver of Reading of Minutes

Association Members, we have the minutes of the meeting of the last General Meeting that was held on June 15, 2023 that are always available for your review.

Do I hear a motion from the floor to waive the reading of the Minutes of the June 15, 2023 meeting and approve them as presented?

**MINUTES OF THE
ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.
GENERAL MEETING
June 15, 2023**

The General Meeting of the On Top of the World Condominium Association, Inc. was held on June 15, 2023, at the East Activity Center Auditorium, 2069 World Parkway Blvd. East, Clearwater, FL, 33763. The meeting was also simultaneously broadcast on local Channel 901 and YouTube. Ms. Dessa Barabba asked everyone to stand for the pledge of allegiance, and a moment of silence. She then stated we received five requests to record this meeting from Douglas Westervelt, Mike Payne, Hope Tera, Ann LaMell and Maryann Larson and reviewed the Rules in this regard.

FIRST ORDER OF BUSINESS

CALL TO ORDER; PROOF OF NOTICE

Dessa Barabba, General Manager of Parkway Maintenance & Management Pinellas, LLC (the "Management Company") announced that she would be serving as Meeting Manager of the General Meeting. After reviewing additional meeting information instructions, Ms. Barabba called the meeting to order at 11:04 a.m.

Ms. Barabba then provided proof of notice of the meeting: (1) per a mailing sent to all owners on June 1, 2023, in accordance with a USPS Postage receipt; (2) the meeting agenda was posted at the East Activity Center Association Bulletin Board on May 24, 2023, per an Affidavit of Posting, and a revised Board Meeting Agenda was posted on June 7, 2023. In addition the General Meeting packet was posted to the Association's website at OTOWClearwaterinfo.com/Association-Meetings on June 8, 2023.

Ms. Barabba asked if anyone had a ballot and if so to turn in as there are volunteers in the back room counting votes received in advance of this meeting and those received at today's meeting in regard to the vote on reserves.

SECOND ORDER OF BUSINESS

INTRODUCTION BOARD AND GUESTS

Ms. Barabba then introduced the Board members: Kenneth Colen, Guy Woolbright, Chuck McAllister, Mike Spodeck, James O'Neil, Gail Sanders, and Virgil "Corby" Ratliff and stated a quorum was present. It was noted that Sharon Licata and Leslee Colen were absent but they may be joining by YouTube, and will join the Board Meeting by telephone. Guests in attendance included Association Counsel, Barrie Buenaventura, and Patty Soriano, who will be taking the minutes of the meeting.

Ms. Barabba asked Hope Tera who had submitted a request to speak on this item, if she wished to speak or waive. Ms. Tera then approached the microphone. She stated she would like to talk about the budget.

Ms. Barabba reminded Ms. Tera that she needed to stay on topic. Ms. Tera asserted the Board of Directors have conflicts of interest with the Management Company. She then stated that if Members wished to run for the Board in December that other Members would support them. Upon conclusion, Ms. Tera turned the meeting back to the Meeting Manager.

THIRD ORDER OF BUSINESS

GENERAL RULES OF MEETING CONDUCT

Ms. Barabba invited Association Counsel, Barrie Buenaventura, to review the expectations for meeting conduct.

Ms. Buenaventura did so, and when concluded, she turned the meeting back to the Meeting Manager.

Ms. Barabba then introduced the next order of business.

FOURTH ORDER OF BUSINESS

APPROVAL OF MINUTES FROM THE LAST MEMBER MEETING

Ms. Barabba stated we have the Minutes from the June 17, 2022 Annual Meeting. Minutes are Official Records of the Association and always available to Members. Minutes are prepared in summary form and are not a transcript of the meeting. She then asked the Members if there was a motion to waive reading the minutes from the June 17, 2022 Annual Meeting and approve them in the form presented. A motion was made by a Member to approve the minutes. The motion was then seconded by another Member. The minutes of the June 22, 2022 Annual Meeting were approved.

Ms. Barabba then asked Hope Tera, who submitted a request to speak on this item, if she wished to speak or pass. Ms. Tera passed.

Ms. Barabba then introduced the next item of business. She invited Guy Woolbright to discuss the operating budget and insurance.

FIFTH ORDER OF BUSINESS

REPORT OF THE BOARD OF ADMINISTRATION

Mr. Woolbright then took the floor and stated he is the Treasurer of the Association. He presented the proposed Operating Budget for 2023-2024 indicating that all Members are assessed equally for all services and operations. Mr. Woolbright provided an explanation of why the budget contained various line items that appear to be the same amounts. He stated that the form of budget provides great detail on service expenses, operating expenses, capital expenditures and deferred maintenance.

Next, Mr. Woolbright explained the Schedule on back of the Operating Budget. He informed the Members that the Association's CPA provided guidance that the Summit Broadband ("SBB") Door Fee if taken as a lump sum payment would result in a large percentage being paid in taxes to the IRS. Based on this guidance, the Door Fee proceeds were negotiated with SBB to be taken as payment towards future invoices. He stated the Association's assertion that Summit Broadband remains in default, and that it was possible that additional credits would be forthcoming. Should that happen, those credits would be applied to future invoices and that this table may be updated further to reflect this. He then stated that the amount assessed last year of \$19.25 per owner for SBB, along with an excess paid in for insurance expense, was held in a money market account ("MMA"). He then showed how the MMA proceeds would be applied to outstanding SBB invoices once the Door Fee was extinguished. Finally, that the Property and Casualty Insurance expense for the 2023-2024 budget increased significantly. He showed that per Schedule 2, that the MMA excess would be applied as payment towards the insurance expense when the invoice is received, which is why the insurance line item in the budget is \$1,967,328.

Next, Mr. Woolbright explained that the Individual building budgets contain a page 2 that lists total units and ownership, along with the Assessment which is based on the percentage of common elements detailed in each building Declaration. Further, the budget states the monthly charge for reserves, unless a majority of members vote to waive them. He then provided that what you won't see in the budget is the leasehold amount as the leasehold is not part of the Association's budget. He reported that the budgeted monthly assessment went down approximately \$6 this coming fiscal year.

Mr. Woolbright then noted that a question was received related to the Deferred Maintenance line item. He stated this is not a reserve, this is the line item that covers the new law for milestone inspections. The Association is required to perform the milestone inspections by December 2024. This amount is based on an initial proposal received from ESI to perform these milestone inspections.

Mr. Woolbright then discussed insurance and the fact that the Association is obligated to provide coverage for adequate property insurance based on replacement cost of the property insured. He stated that Florida Statutes provides that an Association controlled by Unit Owners must use its best efforts to maintain adequate property insurance. The budget for insurance increased this year and the outlook is that further increases will occur based on the global insurance market. Mr. Woolbright then stated that the Board must also establish deductible limits each fiscal year. He stated insurance deductibles remained the same year over year. He then showed slides on loss prevention measures as well as Wind Mitigation forms, and noted that these forms are available on the Association's website and could save Unit Owners on their individual HO-6 policies.

Upon completion, Mr. Woolbright then turned the meeting back to the Meeting Manager.

Ms. Barabba then announced we have four representatives here from Summit Broadband in the back room should anyone wish to speak with them. She stated that information on Summit Broadband was discussed in Mr. Woolbright's presentation.

Ms. Barabba then showed slides regarding Amazon Hub lockers. She stated that Amazon Hub lockers are a secure way in which to retrieve your package instead of having the package dropped at your door. The Management Company has determined that Amazon lockers could be installed in many center cores and in other areas being surveyed for those in two-story buildings. She explained how the Amazon lockers work. She stated that the Board would consider Resolution 2023-07 in regard to the Amazon Hubs. She provided summary information in this regard. She indicated that the Association would incur a nominal expense for electric, but that there is no charge to the Association otherwise as long as the lockers remain in place for at least one year.

Upon conclusion of this information, Ms. Barabba stated we have six speakers who submitted requests to speak on Agenda item 5.

Prior to the speakers being introduced, Mr. Woolbright stated that he wished to address the questions received on the budget. Ms. Barabba then turned the podium to Mr. Woolbright who then answered all the questions submitted prior to the meeting pertaining to the operating budget. Upon conclusion, he turned the meeting back to Ms. Barabba.

Ms. Barabba then stated we have several speakers on Agenda Item 5. She introduced the first speaker, Douglas Westervelt.

Douglas Westervelt took to the podium and stated that in your individual building budget there are numerous line items that are the same. He then discussed the line item on Deferred Maintenance as well as the Schedule appearing on the backside of the Operating Budget. Upon conclusion of his comments, Mr. Westervelt turned the meeting back to the Meeting Manager.

Ms. Barabba then introduced Ann LaMell and asked if she wished to speak or pass.

Ann LaMell approached the podium and spoke about gates and greeters. She mentioned she moved into the community in 2015 and suggested electronic entry be considered versus gate greeters. She stated she reviewed the minutes from the June 17, 2022 meeting that reflected that the Management Company would be looking into alternatives. She stated that we should get the study done and move on. Upon conclusion of her comments, Ms. LaMell turned the meeting back to the Meeting Manager.

Ms. Barabba then introduced Hope Tera.

Hope Tera then took the floor. She then spoke about the Board Working Group and her desire that it continue... She then stated that if we spend the \$1.9M door fee we will not be able to get out of the Summit contract. Upon conclusion, she turned the meeting back to the Meeting Manager.

Ms. Barabba then introduced Mike Payne.

Mike Payne then spoke about the budget. He discussed information which appeared on the back side of the Operating Budget in regard to Summit. He spoke about the \$1.9 Door Fee and the prior plan for the Board to use this towards reserves. He stated that insurance and inflation will be increasing and this could lead to an increase next year. He requested the Board keep the \$1.9M for next year versus spending in this budget year.

Upon conclusion the meeting was turned back to the Meeting Manager.

Ms. Barabba then introduced Stacy Rush.

Ms. Rush then introduced herself and described her background. She spoke about the budget and she stated she sent a 30-page document to Ashley Moody. Ashley Moody's response was that the community is run in accordance with State law. She concluded her speech stating that she was running for the Board.

The meeting was turned back to the Meeting Manager.

Ms. Barabba then introduced Cynthia Cusani.

Ms. Cusani spoke about Summit and the numerous issues many residents have had to endure. She stated that a large amount of our residents have returned to Spectrum as they can't rely on Summit. She stated that she did a survey on social media and sent a letter to the Board about this survey and she heard no response. She stated that it is time to move on from Summit and look into a new service. Upon conclusion of her speech, the meeting was turned back to the Meeting Manager.

Ms. Barabba then introduced the next item.

SIXTH ORDER OF BUSINESS

MANAGEMENT COMPANY REPORT

Ms. Barabba provided a Management Company report. Ms. Barabba showed a thorough presentation on the Management Company and how it serves the community and has been serving the community as the Management Company since 1968.

Ms. Barabba reviewed various ways in which you can obtain information and submit service requests. She reviewed recreation facilities and that they are limited to Association members and their guests. She reviewed Rule 15(a) on mortgages.

Upon completion of her report, Ms. Barabba, Ms. Barabba stated we have two speakers.

She invited Hope Tera to the podium.

Ms. Tera then stated that the Board should delay the budget as there are still many questions. She spoke about service desk tickets and that she doesn't get a response. She spoke about the website and difficulty with service submissions. She asked many questions and stated that she wished to have meetings with the Management Company. Upon conclusion of her comments, the meeting was turned back to the Meeting Manager.

Ms. Barabba then invited Mike Payne to the podium.

Mr. Payne described his background. He stated that much of what the Management Company does for the community does get completed. He then brought up a matter from last year on lawn maintenance and stated he asked for his tree to be trimmed. He concluded by saying he loves living here and he wants transparency and to be heard.

Upon conclusion of the speakers, Ms. Barabba introduced the next item of business and asked Ms. Buenaventura to discuss this topic.

SEVENTH ORDER OF BUSINESS

LEASE AGREEMENT BETWEEN SCA AMENITIES, LLC AND THE ASSOCIATION

Ms. Buenaventura then stated the Lease Agreement was properly approved at the July 14, 2022 Board meeting by the non-conflicted directors, and the lease is required to be disclosed to Members at the next Members meeting to comply with Florida Statutes 718.027 and 617.0832.

She stated that the Lease Agreement gives the Association the right it needs to conduct bingo games and specifies the conditions necessary to make bingo games compliant with statutes. Upon conclusion, Ms. Buenaventura turned the meeting back to the Meeting Manager.

Ms. Barabba then stated Hope Tera had requested to speak on this.

Ms. Tera stated that she didn't understand what this lease agreement has to do with bingo and that the short explanation provided by counsel did not provide her an understanding.

Upon conclusion of her comments, the meeting was turned back to the Meeting Manager.

Ms. Barabba then introduced the next agenda item.

EIGHTH ORDER OF BUSINESS

VOTE ON WAIVER OF RESERVES

2,574 Yes

105 No

2,914

Ms. Barabba then thanked the voting committee members.

Ms. Barabba then asked Stacy Rush if she wished to speak. Ms. Rush passed on speaking on the agenda item.

Next, Association Counsel requested to speak further clarifying the Lease Agreement between SCA Pinellas Amenities, LLC and the Association regarding Bingo games. Ms. Buenaventura provided further explanation that the lease provides the Association with the leasehold interest it needs in order to conduct bingo games in compliance with Florida law. The lease is at no cost to the Association. In addition, the lease includes the requirements for how the Association is to conduct bingo games so that the Association's bingo operations are compliant with Florida law regarding games of chance.

Ms. Barabba then introduced the next agenda item.

NINTH ORDER OF BUSINESS

WRITTEN QUESTIONS

Ms. Barabba then read one question that suggested changing the date of this meeting and asked Association Counsel to assist in answering. Ms. Buenaventura provided a response that in accordance with the Association's By-Laws, the fiscal year of the Association is July 1 - June 30 each year. The Board must adopt a budget prior to the beginning of the upcoming fiscal year, which is why the budget is always approved in June. As far as board elections, the By-Laws also establish that each director serves a two-year term. Board elections take place every two years in December at the Annual Meeting. Upon conclusion, Ms. Buenaventura turned the meeting back to the Meeting manager.

Ms. Barabba then recited and answered the written questions that had been submitted prior to the meeting. She stated that any questions that were received at the meeting would be responded to after the meeting and that service requests would be submitted to the Community Service Office.

Upon completion of the written questions, the next agenda item was introduced.

TENTH ORDER OF BUSINESS

OTHER BUSINESS

Ms. Barabba then stated she was not aware of any further business to come before the meeting.

ELEVENTH ORDER OF BUSINESS

ADJOURNMENT

Ms. Barabba then asked for a motion from the floor to adjourn the meeting. A motion was made and the meeting was adjourned at 12:49 p.m.

Respectfully submitted,
Patty Soriano

**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
Charles McAllister, Vice Chairman
C. Guy Woolbright, Secy-Treas.
Sharon Licata
Leslee Colen
Gail Sanders
James F. O'Neil
Virgil C. Ratliff
Michael Spodeck

NOTICE OF GENERAL MEETING AND BOARD OF ADMINISTRATION MEETING

Date: Thursday, June 15, 2023
Time: 11:00 AM
Venue: East Activity Center Auditorium
Also simultaneous via OTOW TV on Channel 901 or YouTube
(YouTube link will be available June 14, 2023 and will be posted on
OTOWClearwaterinfo.com, the Box Office and on Channel 901)

**To review the complete meeting agenda packets for the upcoming meetings, go to
OTOWClearwaterinfo.com/Association/Meetings as this will be posted on June 8, 2023.**

GENERAL MEETING AGENDA

1. Call to order, proof of notice of meeting
2. Introduction of Board of Administration and guests
3. General Rules of Meeting Conduct
4. Approval of minutes of last member meeting
5. Report of the Board of Administration
 - a. Operating Budget
 - b. Insurance
 - c. Summit Broadband
 - d. Amazon Hub
6. Management Company Report
7. Lease Agreement between SCA Pinellas Amenities, LLC and the Association (Bingo)*
8. Vote on Waiver of Reserves
9. Written Questions of Unit Owners submitted prior to the meeting
10. Other Business
11. Adjournment

*Kenneth D. Colen and C. Guy Woolbright are Officers and Directors of SCA Pinellas Amenities, LLC

**The Board of Administration Meeting will be held immediately
following the General Meeting on June 15, 2023.
Board Meeting Agenda is on the reverse side.**

On Top of the World Condominium Association, Inc. expects respect and decorum at all meetings



USPS Generated

Note to Mailer: Your electronic postage statement has been submitted to the USPS PostalOne! system on Jun 01, 2023 10:44 AM.

The labels and electronic mailing information associated to this form, must match the physical mailing being presented to the USPS® with this form.

Postage Statement ID: 547659633
 Post Office of Permit: OCALA, FL, 34478-9998
 Mailing Group ID: 414253744
 Account Holder: PARKWAY MAINTENANCE & MANAGEMENT LLC.
 Account Number: 402814
 Permit Holder: PARKWAY MAINTENANCE & MANAGEMENT LLC.
 Permit Type and Number: PI 48
 Mail Agent: EARNEST MAIL
 Mail Owner Name: PARKWAY MAINTENANCE & MANAGEMENT LLC.
 Mail Owner's Permit Type and Number:
 CRID: 22082691
 Customer Reference ID: OTOW condo budget
 Mail Class and Price Eligibility: First-Class - Regular
 Processing Category: Flats
 Single Piece Weight Declared by Mailer: 0.1230 lbs (1.97 oz)
 Total Mail Pieces: 4,821 pieces
 Total Weight: 592.9830 lbs
 Total Postage Amount: \$4840.08
 Permit Account for Insufficient Affixed Postage:
 Total Postage Affixed: \$0.00
 Total Postage Due: \$4840.08
 Handling Unit :

1' MM Trays	2' MM Trays	2' EMM Trays	Flat Trays	Sacks	Pallets	Other
			65			

Important: Please bring your mailing by - Jun 08, 2023

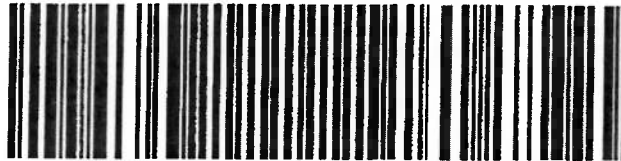
Post Office of Mailing
 OCALA BMEU 400 SW 1ST AVE
 OCALA, FL 344789998

Hours
 Mon 01:00 PM - 04:00 PM
 Tue 01:00 PM - 04:00 PM
 Wed 01:00 PM - 04:00 PM
 Thu 01:00 PM - 04:00 PM
 Fri 01:00 PM - 04:00 PM
 Sat Closed
 Sun Closed

Note:

- *This mailing may be subject to additional verification at the time of acceptance.
- *This mailing cannot be processed at the self service terminal.

SCAN AT ACCEPTANCE



9275 7900 0000 0000 5476 5963 35

AFFIDAVIT OF POSTING

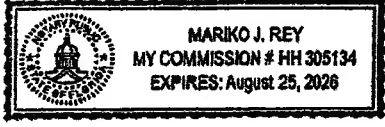
I, DESSA BARABBA, do hereby swear, that on May
24th, 2023 at 2:20 a.m.to.m a "Notice of General Meeting and Notice of Board of Administration Meeting" of the On Top of the World Condominium Association, Inc. to be held on Friday, June 15, 2023 at 11:00 a.m., was posted on the bulletin board in the East Activity Center at 2069 World Parkway Boulevard East, pursuant to Rule 11 of the Amended and Restated Rules of On Top of the World Condominium Association, Inc.

Dessa Barabba

STATE OF FLORIDA)
)
COUNTY OF PINELLAS)

The foregoing document was acknowledged before me on this the 24 day of May, 2023 by Dessa Barabba who:

is personally known to me, or
produced _____ as identification.



Mariko J. Rey
Notary Public
My Commission Expires: August 25, 2026

Agenda Item 6 – Appointment of Vote Counting Committee by the Board

Assembled in the back room are some of your fellow residents who have volunteered to count the ballots received for the election of directors.

I hereby appoint this Vote Counting Committee.

Also, if you hold a ballot, this is the time to turn it in.

Introduce next item

Agenda Item 7 – Election of Board of Administration

The election is now officially underway.

A report of the results of this election will be provided later in the meeting.

Agenda Item 8 – Management Company Report

Dessa Barabba, General Manager
Parkway Maintenance & Management Pinellas, LLC

Agenda Item 9 – Board Reports

Agenda Item 10 – Recess

Agenda Item 11 – Answers to Written Questions

Written Questions submitted in advance of the meeting follow

Agenda Item 12 – Announce Results of Board of Administration Election

Agenda Item 13 – Other Business

Agenda Item 14 - Adjournment

Meeting adjourned at _____