

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
PACKET**

JUNE 6, 2024

10:00 AM

**EAST ACTIVITY CENTER
2069 WORLD PARKWAY BOULEVARD EAST
CLEARWATER, FL 33763**

**ALSO BEING SIMULTANEOUSLY BROADCAST ON OTOW CHANNEL
901 and YouTube**

**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
Maria Avdelas
Nancy Burt
Stacy Rush
Katie Bajis

NOTICE OF ANNUAL MEETING AND BOARD OF ADMINISTRATION MEETING

Date: Thursday, June 6, 2024

Time: 10:00 AM

Venue: East Activity Center Auditorium
Also simultaneous via OTOW TV on Channel 901 or YouTube
(YouTube link will be available June 6, 2024 and will be posted on
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 by May 31, 2024.**

ANNUAL MEETING AGENDA

1. Call to order, proof of notice of meeting
2. Introduction of Board of Administration and guests
3. Approval of minutes of last member meeting
4. Unit Owner Comments per Rule 21
5. Report from Insurance Broker - Marsh
6. Report from the Management Company
7. Vote on Waiver of Reserves
8. Written Questions of Unit Owners submitted prior to the meeting
9. Other Business
10. Adjournment

**The Board of Administration Meeting will be held immediately
following the Annual Meeting on June 6, 2024.
Board Meeting Agenda is on the reverse side.**

ANNUAL MEETING

Agenda Item 1 – Call to order, proof of notice of meeting

- Call Annual Meeting to Order
- Proof of notice of this meeting:
 - Notice of the meeting was mailed to all Unit Owners on May 23, 2024
 - The agenda for this meeting was posted on the Association Bulletin Board on May 24, 2024, per Affidavit of Posting

This meeting is also being simultaneously broadcast on Community Channel 901 and YouTube.

Resident volunteers have assembled in the back room to tabulate the final votes from the Proxies that were received prior to this meeting, as well as ballots received at today's meeting.

If you have a Ballot, please turn it now.

Voting results will be provided later in the meeting.

Account Detail by Class Report

Date Range: May 01 2024 to May 31 2024

Meter Group: Custom

Meter 4W00-0388957 at ON TOP OF THE WORLD,OCALA,FL,USA

Account Detail by Class

Account	Carrier	Class of Mail	Pieces	Postage	Fee Amount	Surcharge	Total Charged
OTOW CONDO CLW	USPS	1st Class Regular Letter	4,870	\$5,427.280	\$0.000	\$0.000	\$5,427.280
		International 1st Class Mail	141	\$513.240	\$0.000	\$0.000	\$513.240
	Total Amount			5,011	\$5,940.520	\$0.000	\$0.000

AFFIDAVIT OF POSTING

I, David Simms, do hereby swear, that on 5/24, 2024 at 7:30 a.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 Thursday, June 06, 2024 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 18 of the Amended and Restated Rules of On Top of the World Condominium Association, Inc.

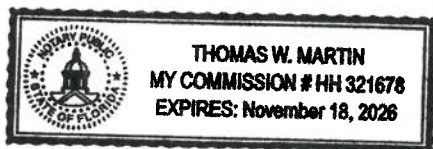
[Signature]

STATE OF FLORIDA)
)
COUNTY OF PINELLAS)

The foregoing document was acknowledged before me on this the 24 day of MAY, 2024 by DAVID SIMMS who:

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

[Signature]
Notary Public
My Commission Expires: 11-18-2026



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CONDOMINIUM ASSOCIATION, INC.,**
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Nancy Burt
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Katie Bajis

May 23 2024

Dear Association Member:

This letter serves as notice of the Annual Meeting of the On Top of the World Condominium Association, Inc. (the "Association") to be held, at 10:00 a.m. on Thursday, June 6, 2024.

This meeting will be held in-person at the East Activity Center auditorium, 2069 World Parkway Blvd. East, and simultaneously broadcast via OTOW TV Channel 901, on the Box Office at otowboxoffice.com, and on YouTube. Please note, the YouTube link will be posted on the Box Office (otowboxoffice.com) and on Channel 901.

A meeting of the Board of Administration is scheduled to begin immediately following the Annual Meeting. An agenda for both the Annual and Board meetings is enclosed.

It is vital that you fill out and return the enclosed proxy form to ensure we have a quorum for the Annual Meeting to take place.

IF THERE IS NO QUORUM, FLORIDA LAW REQUIRES THE BOARD PASS A BUDGET WITH FULLY FUNDED RESERVES.

WITHOUT A QUORUM, FULLY FUNDED RESERVES MUST BE IMPOSED. AS SHOWN IN THE ASSOCIATION'S BUDGET, FULLY FUNDED RESERVES WOULD ADD \$4.2 MILLION INTO THE BUDGET AND INCREASE YOUR MONTHLY COMMUNITY SERVICE FEE BY APPROXIMATELY \$70.11 PER MONTH!

IF YOU CANNOT ATTEND THE ANNUAL MEETING, PLEASE FILL OUT AND RETURN THE ENCLOSED PROXY FORM. THE ONLY THING STANDING BETWEEN SIGNIFICANTLY HIGHER MONTHLY COSTS SHOULD RESERVES BE ESTABLISHED IS YOUR VOTE TO WAIVE RESERVES.

Enclosed is your revised Proposed Operating Budget for fiscal year July 1, 2024 – June 30, 2025, as prepared by Parkway Maintenance & Management Pinellas, LLC. (the "Management Company"), for consideration by the Board. There is no sugar coating this, this is the largest proposed budget increase ever in the 50+ year history of this Association's operation. This Operating Budget is an overall budget for the Association and reflects what it actually costs to operate this condominium community. Also included in this mailing is a separate budget for your building with the total Association monthly assessment on the reverse side. **Please note the substantial difference between the budget for your building with and without reserves.** The reserves that would be necessary if Association members do not vote to waive reserves are included in the budget for each building.

The Management Company has been able to hold their portion of the Budget to an increase of 3% above the 2023-24 Budget. The big drivers in the proposed 2024-25 FY Budget is in Property and Casualty insurance, at a better than 193% increase over the prior year. The insurance crisis in Florida is very real. Despite best efforts at directly meeting with the insurance underwriters, there is a general reluctance by insurers to 1) do business

in Florida with its litigation crazy environment, and 2) to do business in coastal zones vulnerable to hurricane force winds. Obviously, the OTOW condominium community is in both.

Insurance is not something any condominium can forego. It is required in statute that condominiums insure for 100% of replacement value. In OTOW's case that would mean the Board must purchase over \$550,000,000 in insured value. There is of course no such insurance capacity like that anywhere for a single property. Rather, the proposed policy is based on a 500-year storm event, which stochastic modeling predicts an estimated value of \$50M. This brings the insurable risk down substantially to a level where insurance is attainable (albeit at a very costly price). Interestingly, this is how Citizens Insurance calculates its risk exposure using a 500-year storm event.

The next largest element is the Summit Broadband (Summit) component. In 2022-23, the Association members voted by over 63% to engage a bulk video and internet service. In the 2022-23 fiscal year, the Association was only billed for a partial year of internet. Summit granted a substantial credit to the community for the video component (a door fee). The Board elected to use that credit to offset the charges against the first full year of video service. This is the first year that full payment will be due to Summit, under the negotiated contract. While this may seem like a great deal of expense to have to pay, it must be viewed in the substantial amount of savings the bulk agreement delivers over Spectrum. Many residents were paying over \$150/month for video and internet to Spectrum. After a rough start by Summit, the majority of residents are satisfied with the Summit offering, as well as their internet reliability. There is no video and internet provider that is 100% perfect all the time.

I will caution that if the Board were to reject this budget in its entirety, that action would put the Association in default of its obligations to Summit Broadband. Two things would likely then happen: 1) the Association would then be sued by Summit Broadband for a breach of the contract, thus likely costing the Association thousands of dollars in litigation expense; and 2) the likely termination of services by Summit. The only alternative in that event would be Spectrum and their very high video and internet fees as well as their problematic service.

During the last several budget workshops the subject of gate operation staffing was discussed. While a different vendor was engaged, their performance is only moderately better than the previous vendor. The Management Company was tasked to engage a qualified Transportation Engineering firm to conduct a traffic study and determine traffic patterns and demand. That report will be presented to the Board for discussion at the June meeting. Generally, the report concluded that at all entries have limited space of stacking vehicles. As a result, automated gates during peak times is not recommended (or even practical). That said, we must all understand that some gate entries cannot be modified because of constraints such as available land.

The Management Company previously installed electronic surveillance on all entries that operate on a 24-hour continuous basis. This captures vehicles license plates for both entry and exit, this provides coverage. Additionally, when people know that their vehicle and license plate will be captured on a live feed, there is a reluctance to enter the community.

In the 2023-24 FY, the Board contracted for and completed the State mandated Milestone Inspections (a Summary of the Report for your buildings is included in this mailing). Only a few buildings were flagged for a Phase 2 Milestone Inspection. The Board also contracted for the Structural Integrity Reserve Study. This study is still in progress by the engineering consultant. In terms of compliance with the law, the initial Milestone Inspections were completed well ahead of the December 31, 2024 deadline. The imposition of reserves does not become a requirement until December 31, 2024 (unless otherwise waived by statute or not recommended by study).

In OTOW, there are 81 buildings with elevators. This makes us the largest concentration of elevators in any single project area in Florida. Certainly, serviceable elevators are a lifeline for many residents. To that end, the Management Company formed a technical services team of licensed professionals to be available to service the elevators.

Under Capital Expenditures and Deferred Maintenance section of the budget, there is an amount of \$26,827. The concept of Deferred Maintenance is a newer concept in condo law, fundamentally it recognized that not every capital component has a defined useful life. The amount carried in this line item recognized that items of a capital nature may breakdown and need some level of repair, but the specific cost cannot be accurately estimated.

The Management Company has proposed four (4) elevators undergo a complete rehabilitation of the control systems, pumps and hydraulic components as needed, and be brought up to the most current State standards for safe operation. This work includes parts and labor performed by Management Company personnel with additional safety controls installed by a third-party vendor.

Roof replacements are proposed to continue at a pace of four roofs per year on average. There is no increase in this very necessary work.

Leasehold properties: please be advised that leasehold payments are not part of the Association's budget, therefore, they are not reflected in the building budget. Leasehold payments will be reflected in a separate mailing to owners, advising of the new monthly assessments, together with leasehold payments, after the Board approves the budget.

THE VOTE TO WAIVE OR ESTABLISH RESERVES

Residents have consistently expressed their desire to waive all reserves in favor of cash flow-based budgeting for required maintenance and replacements. Both the residents and the community have benefited from this long standing and fiscally sound practice. Cash flow-based budgeting means that improvements are budgeted and funded for the year the improvements will be made. It is basically a "pay as you go" approach.

As stated previously, the imposition of reserves must be levied unless a majority of those at the meeting or voting by proxy vote to waive reserves. A quorum for the Annual Meeting also must be met or the Operating Budget must be adopted imposing reserves, meaning the Board needs EVERYONE'S participation.

The Board recommends against establishing reserves at this time, but the choice is yours if you wish to pay an additional \$70.11/month. It is important that you vote! EVERY VOTE COUNTS!!!

Please take a moment now to vote by either:

- (1) **Voting electronically through OTOW.CONDUU.COM.** If you have previously voted electronically, please sign in and cast your vote. If you have not opted-in to electronic voting, please visit <https://www.otowclearwaterinfo.com/electronic-voting/> for more information on how to opt in for this convenient and secure voting option. Electronic Voting closes on June 4, 2024 at 10:00 a.m., or
- (2) **Fill out your gold paper Limited Proxy. If you vote by paper Proxy, you may submit by:**
 - (a) Scanning to clearwaterinfo@otowfl.net,
 - (b) Mailing in the enclosed postage-paid envelope, or
 - (d) Hand delivering it to one of the drop boxes located outside the East or West Activity Centers as soon as possible, but no later than June 5, 2024, or
 - (e) Hand delivering to the Annual Meeting on June 6, 2024 at 10:00 AM.

MEETING PROCEDURES

The Third Amended and Restated Rules of the On Top of the World Condominium Association, Inc. (the "Rules") require questions be limited to agenda items for the specific meeting, be submitted in writing, and received three (3) business days in advance of the Annual Meeting. Questions must be delivered to the Association at 2069 World Parkway Boulevard East, Clearwater, FL. 33763 or emailed to associationinfo@otowfl.net.

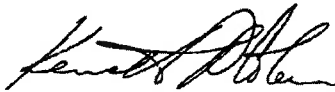
Should you wish to speak on an agenda item (at either the Annual Meeting or the Board of Administration Meeting), it is important that you send an email to associationinfo@otowfl.net or write to the Secretary of the Association in accordance with Rules 21 and 22. Please note, the Rules are available to all unit owners by visiting the Association's website at OTOWClearwaterinfo.com/Association.

FINAL POINTS

Your Board consists of both residents and seasoned professionals who take their mission seriously. Serving on the board of a condominium association is no easy task, especially in a community as large as On Top of the World – Clearwater, which has a population just below the median for a city in Florida! Your Association Board members bear the burden of knowing that all decisions made have an economic impact on owners. We are extremely conscious of current economic conditions and that many owners are on fixed incomes. Please be advised, if you vote to waive reserves, the budget as presented by the Management Company for 2024-2025 indicates there is a substantial increase in your Community Service Fee, but that increase would be significantly more if you vote to establish reserves. We understand and honor our charge to ensure that outstanding services are provided to this community in the most cost-effective manner by efficiently managing the day-to-day operations and providing a high standard of services for the community.

We look forward to seeing you at the June 6, 2024 Annual Meeting which begins at 10:00 a.m.

Sincerely,



Kenneth D. Colen
Chairman

Enclosures:

1. Meeting Agenda (for Annual Meeting/Board Meeting)
2. Individual Building Budget with Monthly Unit Assessment on Back
3. Association Master Operating Budget
4. Limited Proxy
5. Return Postage Paid Self-Addressed Business Reply Envelope
6. ESi Summary Report for your building
7. Letter containing the password for the ESi Summary and Reports posted at otowclearwaterinfo.com/association/milestone inspections

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CONDOMINIUM ASSOCIATION, INC.,**
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2069 World Parkway Blvd. East
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6. Report from the Management Company
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8. Written Questions of Unit Owners submitted prior to the meeting
9. Other Business
10. Adjournment


**The Board of Administration Meeting will be held immediately
following the Annual Meeting on June 6, 2024.
Board Meeting Agenda is on the reverse side.**

BOARD MEETING AGENDA

Date: Thursday, June 6, 2024

Time: Immediately following the Annual Meeting

1. Call to order, roll call, proof of notice of meeting
2. Approval of minutes of last Board of Administration meeting
3. Unit Owner Comments per Rule 22
4. Legal Report on HB 1021
5. Report on Unit Owners Vote on Waiver of Reserves
6. Kittleson & Associates Report on Intersections Analysis
7. Consider approving the RAVE Mobile Safety Renewal Contract
8. Resolution 2024-04 – Consider adoption of Operating Budget for fiscal year July 1, 2024 through June 30, 2025¹
9. Resolution 2024-05 – Consider adoption of insurance deductibles
10. Resolution 2024-06 – Consider 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
11. Other Business
12. Adjournment



Kenneth D. Colen, Chairman

¹ Kenneth D. Colen is an Officer of Parkway Maintenance & Management Pinellas, LLC

On Top of the World Condominium Association, Inc.
Annual Operating Budget for Fiscal Year July 01, 2024-June 30, 2025
Revised Budget Subject to Change

Income		
Association Assessments (Without Reserves)		\$ 28,862,093
Reserves - Unless Waived		<u>\$ 4,179,082</u>
Total Income (With Reserves)		<u>\$ 33,041,175</u>
Services and Operating Expenses:		
Bulk Service agreement for: TV and Internet		\$ 3,100,032
Management Fees		\$ 715,392
Maintenance Expenses		
Janitorial and Grounds Maintenance Services		\$ 3,249,072
Landscape Services		\$ 2,795,990
Building Maintenance and Repair		\$ 1,293,667
Remediation and Special Projects		\$ 807,797
Elevator Services		\$ 298,080
Electrical Services		\$ 217,598
Inspection Services		\$ 289,138
	Total Maintenance Expense	\$ 8,951,342
Operating Expenses		
Property and Casualty Insurance		\$ 5,758,906
Gate Operations		\$ 572,314
Pinellas Utility Potable Water		\$ 1,022,414
Recreational Amenities		\$ 2,497,910
Wastewater and Irrigation		\$ 1,579,824
Waste Management Trash and Recycle		\$ 450,101
Association Audit Fee		\$ 47,693
Association Tax Return		\$ 11,923
Association Legal Expenses		\$ 92,405
Bad Debt Expense		\$ 62,597
Association Building and Waterway Expense		\$ 676,642
Association Elevator Maintenance		\$ 262,310
General and Administrative		\$ 122,213
Utilities		\$ 187,790
Fees Payable to the Division		<u>\$ 19,872</u>
	Total Operating Expense	\$ 13,364,914
Capital Expenditures and Deferred Maintenance		
Deferred Maintenance		\$ 26,827
Roof Replacement		\$ 1,502,323
Building Painting & Waterproofing		\$ 915,106
Elevator Cab Replacement		\$ 232,502
Paving		<u>\$ 53,654</u>
	Total Capital Expenditures and Deferred Maintenance	\$ 2,730,413
Total Services and Operating Expenses		\$ 28,862,093
Total Reserves - Unless Waived		<u>\$ 4,179,082</u>
Total Annual Expenses (With Reserves)		<u>\$ 33,041,175</u>

	Current	Estimated	Estimated	Estimated	
Reserves	Amount Funded	Replacement Cost	Remaining Life	Useful Life	Annual Cost
Building Roofing		275,934	various	20	\$2,895,987
Building Painting		49,517	various	5	\$1,104,376
Paving		25,390	various	25	\$178,719
Total Reserves					<u><u>\$4,179,082</u></u>

ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.

A Florida Not-For-Profit Corporation

LIMITED PROXY

General Meeting – June 6, 2024

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned owners, or their voting representative, of Condominium building B-_____ and unit #_____, hereby constitute and appoint the Chairman of the Association, his designee, or _____, as nominee and proxy in the name and place of the undersigned, to appear, represent, and cast votes as specified herein at the General Meeting of On Top of the World Condominium Association, Inc. to be held on Thursday, June 6, 2024 at 10 AM at the East Activity Center, or any adjournment thereof. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with full power of substitution, except that my proxy holder's authority is limited as indicated below.

Limited Powers: I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below:

- 1. Should the reserves required by Paragraph 718.112(2)(f)(2), Florida State Statutes, be waived for the next fiscal year beginning July 1, 2024 and ending June 30, 2025?

YES, I vote to waive the requirement and _____ **DO NOT** want the reserves amount added to the monthly community service fee.

NO, I do not want to waive the requirement and _____ **DO** want the reserves amount added to the monthly community service fee.

WAIVING RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done, whether at the meeting referred to above or at any change, adjournment or continuation of it, and revoke all proxies previously executed.

Dated: _____, 2024 Condo Address: _____

Print Owner's Name

Owner's Signature

Print Owner's Name

Owner's Signature

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____ Proxy Holder: _____

This proxy is revocable by the unit owner and is valid only for the meeting for which it was given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.



**PARKWAY MAINTENANCE &
MANAGEMENT PINELLAS, L.L.C.
2069 WORLD PARKWAY BLVD.
CLEARWATER, FL 33763**

MAY 16, 2024

Dear Unit Owner,

The Management Company is pleased to announce that the Phase I Milestone Inspection Reports and Summaries for your building has been completed and is included along with this letter.

Each building's full and summary reports are also available on the community website at <https://www.otowclearwaterinfo.com/milestone-inspections/>. Access to your building's reports is password protected, meaning you cannot view the report(s) until you have entered the password that is uniquely assigned to your building and is provided below. Please do not share or lose this information.

*Password for

Should you have any questions regarding this notice, please visit the Community Service Office or you may contact the Customer Service Line at 727-683-6981. Please be sure to leave your contact details, including your name, building and unit number, and a telephone number that you can be reached at, along with a brief description of your issue and/or any questions you may have.

*Please note:

- The above "0" is numerical and not alphabetical.
- All owners residing in B18A please also note that the "A" after your building number must be capitalized when you enter it.

Sincerely,

Dessa Barabba, LCAM
General Manager

Agenda Item 2 – Introduction of Board of Administration and guests

- Board Member Roll Call

Comments from Association Counsel

Guests:

- Barrie Buenaventura, Association Counsel
- Dessa Barabba, General Manager, the Management Company
- Tim Martin, Assistant General Manager, the Management Company
- Shawn Tobias, Senior Manager-Operations, the Management Company
- Lenore Mulligan, Senior Manager Accounting Department, the Management Company
- Diane Like will serve as timekeeper

Agenda Item 3 - Approval of Minutes of the Last Member Meeting

Members, we have the minutes the last Annual Meeting held last year on December 15, 2023. Minutes are considered Official Records and are always available for your review.

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

Is there a second to that motion?

**MINUTES OF THE
ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
DECEMBER 15, 2023**

The Annual Meeting of On Top of the World Condominium Association, Inc. was held on December 15, 2023 at the East Activity Center Auditorium, 2069 World Parkway Blvd. East, Clearwater, Florida.

FIRST ORDER OF BUSINESS

CALL TO ORDER; BOARD INTRO

Chairman Colen called the meeting to order at 10 a.m. He then stated that we will hold the counting of ballots until January 4, 2024, as we were notified at 4 p.m. on Wednesday, December 13, 2023 that there was a problem with the barcode on the outer envelope that misdirected the ballots to Tennessee. He stated I'm certain that all of us would like to ensure that all the votes count in this election, therefore, we will hold this Annual Meeting and hold the tabulating of the ballots until January 4, 2024 providing the US Post Office the time to return as many ballots to us. Chairman Colen stated that at the end of this meeting I will be asking for a motion to adjourn this Annual Meeting to January 4, 2024.

The Chairman then asked everyone to stand for the Pledge of Allegiance and a moment of silence.

Board members present were Kenneth Colen, Chairman, Chuck McAllister, Vice Chairman, Guy Woolbright, Secretary-Treasurer, Jim O'Neil, Corby Ratliff, Mike Spodeck and Maria Avdelas. Gail Sanders was absent.

Guests present were Barrie Buenaventura, Association Counsel, Dessa Barabba, General Manager of the Management Company and Patty Soriano, who took the minutes of the meeting.

Chairman Colen stated that this meeting is also being simultaneously broadcast on Channel 901 and YouTube.

SECOND ORDER OF BUSINESS

PROOF OF NOTICE OF THE MEETING

Chairman Colen stated that the First notice of this meeting was mailed on October 16, 2023. The Second notice was mailed on November 21, 2023 and an Amended Meeting agenda for both meetings today was posted on the Association's bulletin board on November 29, 2023.

THIRD ORDER OF BUSINESS

GENERAL RULES OF MEETING CONDUCT

Chairman Colen invited Barrie Buenaventura to review the general rules of meeting conduct.

Upon conclusion, Ms. Buenaventura turned the meeting back to the Chairman who introduced the next item of business.

FOURTH ORDER OF BUSINESS

UNIT OWNER COMMENTS PER RULE 21

Chairman Colen stated we have four speakers. He asked that when he calls their name to please come to the microphone. He stated you have 3 minutes to speak.

He then introduced Douglas Westervelt. Mr. Westervelt had a prepared statement that he read. Upon conclusion, he turned the meeting back to the Chairman.

Chairman Colen next introduced Mike Payne. Mr. Payne stated that according to F.S. 718.112 a reasonable amount of time needs to be provided to unit to discuss individual meeting agenda items. He also took a poll of those in the audience to see how many would like the Board meeting directly following this meeting to be held on January 4. Upon conclusion of his comments, the meeting was turned back to the Chairman.

Chairman Colen then introduced Hope Tera.

Ms. Tera stated that there is a conflict of interest and that the Board meeting following this meeting today is illegal. Upon conclusion of Ms. Tera's comments, she turned the meeting back to the Chairman.

Chairman Colen then introduced Cynthia Cusani.

Ms. Cusani stated she is standing up for the rights of owners. She was sadly disappointed that there is not more communication from the Board. Upon conclusion of her comments, the meeting was turned back to the Chairman.

FIFTH ORDER OF BUSINESS

MINUTES OF THE LAST MEETING

Chairman Colen stated we have the Minutes of the June 15, 2023 meeting. He asked for a motion to waive the reading of the minutes and to approve them in the form presented. A motion was made to waive the reading of the minutes and to approve them as rendered. The motion was seconded and it carried with no opposition.

SIXTH ORDER OF BUSINESS

APPOINTMENT OF THE VOTE COUNTING COMMITTEE BY THE BOARD

Chairman Colen then stated he would like to appoint the Vote Counting Committee to serve at the reconvened Annual Meeting. He then read all the names on the list that was provided.

Chairman Colen then asked for a motion of the Board to approve holding the January 4, 2024 reconvened Annual Meeting as well as appointment of the Vote Counting Committee and any alternates.

A motion was made by Chuck McAllister to hold the reconvened Annual Meeting on January 4, 2024 and to appoint the Vote Counting Committee as read by the Chairman, as well as any alternates. The motion was seconded by Jim O'Neil. The motion carried unanimously.

SEVENTH ORDER OF BUSINESS WOULD TAKE PLACE AT RECONVENED MEETING ON JANUARY 4, 2024

EIGHTH ORDER OF BUSINESS MANAGEMENT COMPANY REPORT

Chairman Colen asked Dessa Barabba to provide the Management Company report.

Ms. Barabba presented the Management Company report ending December 2023 which include information on the following; Parkway community work completed for the 2023 calendar year including the Building 84 elevator anticipated return by December 20, the work summary from January 2023 to November 2023, a SCA Fire Report Update, Pickleball/Tennis club agreement update, Hydro-Jetting Phase 2 competition and update, ESi Phase 1 completion and update, Amazon Hub lockers update and that the Management Company will look to the Association for next steps, Vacant units, and Legal Status of unit owners.

Upon conclusion of the report, Ms. Barabba turned the meeting back to the Chairman who introduced the next item of business.

NINTH ORDER OF BUSINESS BOARD REPORTS

Chairman Colen asked Dessa Barabba to provide the Board reports.

Ms. Barabba presented the Board report which include information on the following; locating Community Updates and Planned or Completed Project information, how to submit a service request, Association Compliance for resales, rentals, and property transfers, Insurance, Mortgage and Refinance, Collection of Assessments, Usage of Recreational Facilities, and Community Safety.

Upon conclusion of the report, Ms. Barabba turned the meeting back to the Chairman who introduced the next item of business.

TENTH ORDER OF BUSINESS RECESS

No recess was taken and the next order of business was introduced.

ELEVENTH ORDER OF BUSINESS WRITTEN QUESTIONS

Chairman Colen addressed all written questions submitted.

TWELTH ORDER OF BUSINESS WILL BE TAKE PLACE AT THE RECONVENED ANNUAL MEETING TO BE HELD ON JANUARY 4, 2024

THIRTEENTH ORDER OF BUSINESS OTHER BUSINESS

None

FOURTEENTH ORDER OF BUSINESS ADJOURN

Chairman Colen asked for a motion to adjourn the remaining portion of the meeting, where all votes would be counted on January 4, 2024 at 10 a.m. at the East Activity Center Auditorium.

The meeting was properly adjourned at 11 a.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.
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.

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.

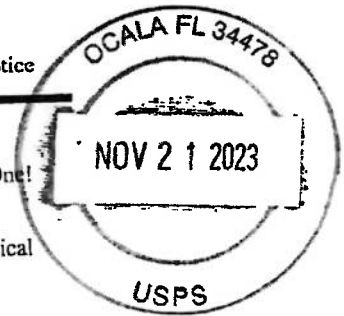
Mario J. Rey
Notary Public

My Commission Expires: August 25, 2026





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	Preparer 48-PI-EARNEST MAIL			Origin PSW - Mailer Entered				
	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		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		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			
	EPS Cust. Ref. No: OTOW OCTOBER 2023 CRID: 22082691		CRID: 22570434		CRID: 22082691			
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	Type of Postage Permit Imprint	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			Combined Mailing <input type="checkbox"/> Single Class	SSF Transaction ID #		Total Pieces 4,765
	Permit # 48	Move Update Method: Alternative Address Format			Customer Generated Electronic Labels <input type="checkbox"/> SigCon	Total Weight 119.1250 lbs.		
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Letters

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A6	Mixed AADC	\$0.561	1,129	\$633.3690	\$0.0000	\$0.0000	\$633.3690
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Charles McAllister, Vice Chairman
C. Guy Woolbright, Secy-Treas.

Gail Sanders
James F. O'Neil
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
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BOARD OF ADMINISTRATION
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Gail Sanders
James F. O'Neil
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

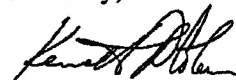
This letter also constitutes notice of a meeting of the Board of Administration to be held in the East Activity Center at 2069 World Parkway Boulevard East, Clearwater, Florida 33763, immediately following the Annual Meeting of the Members, on December 15, 2023. Please refer to the enclosed Board of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

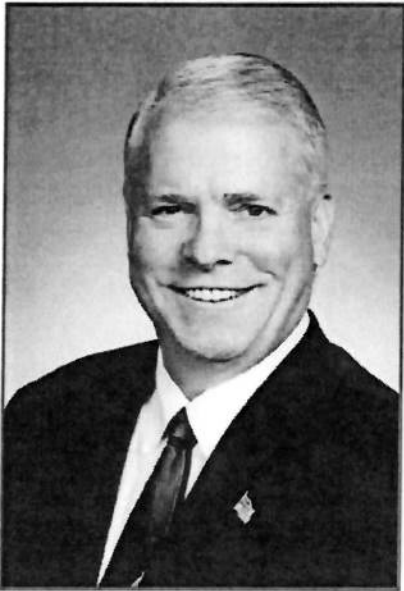
- Bringing opposing sides together to work towards common ground,
- Listening to both sides of a situation to help foster understanding,
- Maintaining lines of communication when discussions break down,
- Communicating alternative solutions to foster compromise,

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:

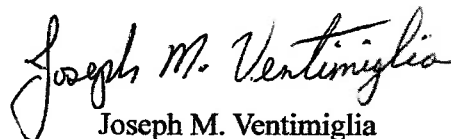
I've worked for the New York Transit Authority for 28 years before retiring in August of 2006.

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.

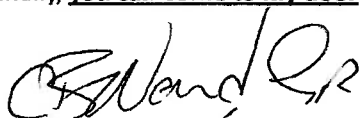
In my work as a Software Architect, I was trained to recognize efficiencies and design digital solutions. We have some problems in this area that I'll illustrate and speak to with candidate speeches.

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=5foNV5sAklE>

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.

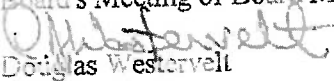
November 28, 2023

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 4 – Unit Owner Comments per Rule 21

21. Unit Owner Participation at Unit Owner Meetings.

- a. **Written Request.** All questions or requests to speak at a unit owner meeting shall be in writing and shall specify a specific agenda item(s). The request must be delivered to the Association at 2069 World Parkway Boulevard East, Clearwater, FL. 33763 or emailed to associationinfo@otowfl.net no less than three (3) business days prior to the unit owner meeting.
- b. **Participation.** Unit owners shall only be permitted to speak on specific agenda items, as reflected in the posted notice of the unit owner meeting and shall be limited to comments, opinions, or questions on the specific agenda items as identified in the written request. A unit owner may speak for a cumulative maximum time of three (3) minutes during each meeting and may only address a particular agenda item one time during the meeting. Participants must be recognized by the Chairperson before being permitted to speak. The Board of Administration will not participate in a debate with any unit owner.
- c. **Board Discussion.** After all unit owners who filed their written requests with the Association prior to the meeting have had an opportunity to speak on the particular agenda item, the Board may discuss that item and said discussion shall be without interruption from the floor.
- d. **Prohibited Activities.** Shouting, profanity, or comments of a slanderous or derogatory nature, or otherwise disrupting the meeting, shall not be permitted. Participants engaging in this type of conduct may be asked to leave the meeting and are subject to any and all available legal remedies.

Speakers:

Stephanie Rinaldi
Maryann Larson
Russell Ciokiewicz
Cathy Chambers
Bill Houser

(The above speakers signed up to speak prior to this meeting packet release. All other speakers who request to speak in accordance with Rule 21 will be announced at the meeting)

REVISED REQUEST TO SPEAK ON JUNE 6, 2024

Stephanie Rinaldi

Wed 5/29/2024 10:08 AM

To:associationinfo otowfl.net <associationinfo@otowfl.net>

Good morning!

I would like to revise my request to speak on June 6. Please add me to the agenda for BOTH the annual meeting (#4 + etc) and the Board of Directors meeting (#3 + etc)

Please confirm that you have received this email and that I have been added to the list of speakers.

Thank you!

Stephanie Rinaldi
2436 Rhodesian Drive
Apt 8, Bldg 57
Clearwater, Florida 33763
585-746-2994

Sent from my iPhone

June 6th Annual meeting Permission to speak "Other Business"

Maryann Larson

Wed 5/29/2024 10:14 AM

To:associationinfo otowfl.net <associationinfo@otowfl.net>

Dear Mr Colen, I would like to speak at the Annual meeting. Agenda Item "Other Business" Thank you Maryann J Larson, 2002 Australia Way E # 70 Clearwater, FL 33763.

Hopefully, you will not have Dessa drone on about what a great job Parkway Mgmt is doing. Listen to your Residents. Stop messing around, you are not fooling anyone anymore. How long do you think you can keep up this charade ? Your Attorney Ms. Barrie is starting to realise are untrustworthy..

Request for Packet

Russell Ciokiewicz <c

Wed 5/29/2024 12:14 PM

To:associationinfo otowfl.net <associationinfo@otowfl.net>

To Whom It May Concern,

It has now been 6 days since the official packet for the June 6 meeting was mailed out and I have still not received it. Please deliver this packet immediately, in accordance with the rules.

Additionally, based on the agendas that were forwarded to me by others, it appears there are two meetings being held on June 6.

Let this email serve as my formal notice of intent to speak at both meetings. Florida Statute clearly states I may speak about ANY agenda item, so I reserve my right to speak about whichever agenda items I choose, and I may make that determination once the meeting starts. Any refusal by the Chairman or the Association will be a clear violation of Florida Statutes, and will be reported to the Florida Division of Condominiums, Timeshares and Mobile Homes.

Please respond in the affirmative you have received this communication. I have copied the attorney and the rest of the board, any and all of which may serve as official recipients.

Sincerely,

Russell Jon Ciokiewicz, CPA, MAcc
Building 88, Unit 1

(No subject)

Cathy C.

Thu 5/30/2024 12:23 AM

To:associationinfo otowfl.net <associationinfo@otowfl.net>

Hi,

I am in building 47. I would like to speak at both meetings on 6/6/24.

Thanks so much!

Cathy Chambers

812-360-7652

J/M -

I'M BILL HOUSER, BLDG 40, and I'D
LIKE TO HAVE 3 MINUTES AT THURSDAY'S
MEETING TO EXPRESS MY ENTHUSIASM FOR
LIVING AT OTW.

BILL HOUSER

Agenda Item 5 – Report from Insurance Broker - Marsh

Marsh (Insurance Broker) representatives will not be in attendance at the meeting.

Update on the Property & Casualty Insurance: Marsh was successful in negotiating for \$50M limits at a total premium of \$3,780,000, which is a significant reduction from the budgeted amount of \$5M. The \$5M insurance premium was included in the budget mailing sent to all Unit Owners. A new budget reflecting this revision will be presented at the Board meeting, following this meeting.

Please see attached Information on the program Marsh successfully bound for the Association (attached).

Certificates of Insurance were delayed due to the policy being bound on May 30, 2024. Once the Certificate of Insurance forms are available, all mortgage lending companies who requested receipt of the Master Policy Certificate of Insurance (for their mortgagors) will be emailed as has been standard practice for each new policy year. In the meantime, Marsh provided the attached letter, dated May 31, 2024, as evidence that the property insurance program has been bound with all carriers on the program May 30, 2024 – May 30, 2025 to all mortgage lending companies and same has been uploaded to OTOWClearwaterinfo.com as well as attached to this packet.

2024 TIV \$581,283,300

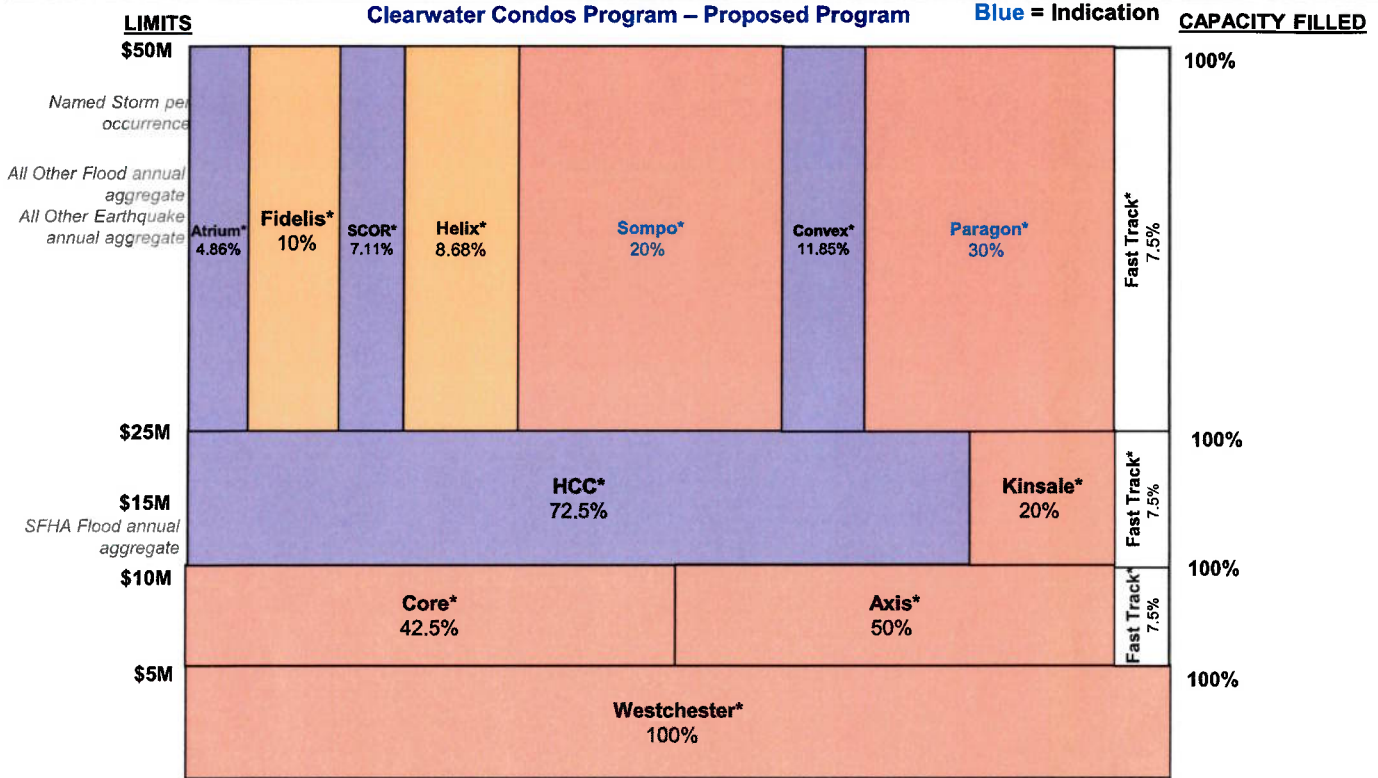
2024 Premium \$3,780,000

2024 Rate \$0.6503

Included in Premium

- All Risk
- Eq, Break
- Terrorism
- Parametric Trigger Taxes (est.)
- Fronting

THIS IS A SUMMARY: PLEASE REFER TO BINDER AND POLICY FORM FOR COMPLETE LISTING OF DEDUCTIBLES, TERMS AND CONDITIONS



KEY DEDUCTIBLES (per occurrence):

All Perils:	\$10,000, except
Named Wind Storm:	5% per unit of insurance, subject to a minimum of \$250,000
Earthquake:	\$100,000
Flood:	\$100,000
SFHA:	\$500,000

TAX NOTES
* SURPLUS LINES TAXES
** US FET TAXES

TERRORISM:

Insurer:	Beazley
Limit:	\$100,000,000 annual aggregate
Deductible:	\$5,000 per occurrence
Premium:	\$19,800

Market Access Points

Guy Carpenter
Bowring Zurich
Bowring Bermuda
Bowring London
Bowring Shanghai
Bowring Singapore
Wholesale
U.S. Direct



Sebastian Martin
Assistant Vice President
Marsh USA Inc.
3560 Lenox Road, Suite 2400
Atlanta, GA 30326
+1 404-893-9598
Sebastian.Martin01@marsh.com
www.marsh.com

May 31, 2024

Subject: On Top of the World Condominium Association, Inc.

To Whom It May Concern:

Please be advised, Marsh USA, Inc. is the insurance broker for On Top of the World Condominium Association, Inc. We are providing this letter as evidence that the 5.30.2024 - 5.30.25 insurance program has been bound with all carriers on the program. This means that the insurance policy is in effect and provides the necessary coverage for the specified period. This letter is to stand in lieu of formal ACORD Certificate of Insurances as we await processing. Please see page 2 for a list of participating carriers and policy numbers:

If you should have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

Sebastian Martin
Assistant Vice President

Property Insurers:

Insurer: Westchester Surplus Lines Insurance Company **Policy Number:** D39200417 001
(Primary \$5M)

Insurer: Certain Underwriters at Lloyd's, London **Policy Number:** CSP00134606P-00
(P/o \$10M Excess of \$5M)

Insurer: Axis Insurance Company **Policy Number:** ECF674230-24
(P/o \$10M Excess of \$5M)

Insurer: Kinsale Insurance Company **Policy Number:** 0100303548-0
(P/o \$15M Excess of \$10M)

Insurer: Certain Underwriters at Lloyd's **Policy Number:** BOWPF2450758
(P/o \$15M Excess of \$10M)

Insurer: Fidelis Insurance Bermuda Ltd **Policy Number:** B24R0411387M
(P/o \$25M Excess of \$25M)

Insurer: Helix Underwriting Partners **Policy Number:** MM100FP102895MA2024
(P/o \$25M Excess of \$25M)

Insurer: Certain Underwriters at Lloyd's **Policy Number:** BOWPF2450760
(P/o \$25M Excess of \$25M)

Insurer: Certain Underwriters at Lloyd's **Policy Number:** BOWPF2450770
(P/o \$25M Excess of \$25M)

Insurer: Certain Underwriters at Lloyd's **Policy Number:** BOWPF2450777
(P/o \$25M Excess of \$25M)

Insurer: Endurance American Insurance Company **Policy Number:**ESP30061280500
(P/o \$25M Excess of \$25M)

Insurer: Paragon Underwriting Services **Policy Number:**TBD
(P/o \$25M Excess of \$25M)

Insurer: Certain Underwriters at Lloyd's **Policy Number:** TBD
(\$45M Excess of \$5M)

DEDUCTIBLES:

\$10,000 per occurrence except:

Earthquake:

\$100,000 per occurrence;

Flood:

\$500,000 per occurrence as respects locations partially or wholly within Flood Zones prefixed A or V

\$100,000 per occurrence as respects all other locations

Named Windstorm:

5% (\$250,000 minimum)

Terrorism

Insurer: Syndicate 3623 at Lloyd's.

Policy Number: W375DA240101

Limit: \$100,000,000 per occurrence and annual aggregate

Deductible: \$5,000 per occurrence

Agenda Item 6 – Report from the Management Company

Agenda Item 7 – Vote on Waiver of Reserves

Request official vote on Waiver of Reserves, once received, recite votes received

**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
Maria Avdelas
Nancy Burt
Stacy Rush
Katie Bajis

May 30, 2024

To Board of Administration Members (via email):

In regard to the Annual Meeting to be held on Thursday, June 6, 2024, should I not be available to attend, I hereby appoint and designate my first designee, Craig Waldvogel to appear, represent, and cast votes as specified in the Limited Proxy for the single item:

1. Should the reserves required by Paragraph 718.112(2)(f)(2), Florida State Statutes, be waived for the next fiscal year beginning July 1, 2024 and ending June 30, 2025?

Should Craig Waldvogel not be available to attend the Annual Meeting, I hereby designate my second designee, Diane Like to appear, represent, and cast votes as specified in the Limited Proxy for the single item:

1. Should the reserves required by Paragraph 718.112(2)(f)(2), Florida State Statutes, be waived for the next fiscal year beginning July 1, 2024 and ending June 30, 2025?

Sincerely,



Kenneth D. Colen
Chairman

Cc Barrie Buenaventura, Association Counsel (via email only)
Craig Waldvogel (via email only)
Diane Like (via email only)

Agenda Item 8 – Written Questions of Unit Owners submitted prior to meeting

Written Questions submitted in advance of the meeting follow

Agenda Item 9 – Other Business

Is there any further business to come before this meeting?

If none, introduce next item.

Agenda Item 10 – Adjournment

Meeting adjourned at _____ p.m.