

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF ADMINISTRATION MEETING**

**JULY 25, 2024**

**1:00 PM**

**EAST ACTIVITY CENTER**

**2069 World Parkway Blvd. East**

**Clearwater, FL 33763**

**This meeting will also be accessible by tuning into Channel 901 or by watching live on the  
Box Office – [otowboxoffice.com](http://otowboxoffice.com)**

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

**NOTICE OF BOARD OF ADMINISTRATION MEETING**

Date/Time: July 25, 2024 – 1:00 PM

Venue: East Activity Center Auditorium  
2069 World Parkway Blvd. East  
Residents may also join by tuning into Channel 901 or by watching  
live on the Box Office (otowboxoffice.com).

**Board of Administration Meeting Agenda**

1. Call to order; roll call
2. Proof of notice of meeting
3. Resignation of Board Member Craig Waldvogel
4. Consider appointment of Board Member to fill vacancy
5. Unit Owner Comments per Rule 22
6. Consider appointing alternate Board Member to sign transfer documents as well Association checks
7. Consider extending the Request for Proposal due date from July 26 to August 9
8. Consider Resolution 2024-07 Suspension of Use Rights when payments due the Association are more than 90 days delinquent
9. General discussion by counsel as to member participation at board and member meetings, and how to implement the new legislation regarding unit owner participation at board meetings
10. Other Business
11. Adjournment

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

**Agenda Item 1 –**

- Call to Order
- Roll Call

**Guests:**

Tim Martin, Assistant General Manager of the Management Company will serve as Meeting Manager

Ben Rabin, Association Counsel

**Agenda Item 2 – Proof of notice of meeting**

Meeting Agenda was posted on the Association Bulletin Board on July 23, 2024, at 12:30 p.m., pursuant to an Affidavit of Posting.

Board Meeting Packet was distributed to Board member and posted to [OTOWClearwaterinfo.com/Association-meetings](http://OTOWClearwaterinfo.com/Association-meetings) on July 23, 2024.

**AFFIDAVIT OF POSTING**

I, David Simms, do hereby swear, that on \_\_\_\_\_  
July, 23, 2024 at 12:30 a.m. (p.m.) a "Notice of Board of  
Administration Meeting" of the On Top of the World Condominium Association, Inc. to  
be held on Thursday, July 25, 2024 at 1:00 p.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.

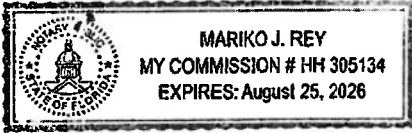
[Handwritten Signature]

STATE OF FLORIDA     )  
  )  
COUNTY OF PINELLAS    )

The foregoing document was acknowledged before me on this the 23 day of July  
\_\_\_\_\_, 2024 by David Simms who:

is personally known to me, or  
 produced \_\_\_\_\_ as identification.

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



**Agenda Item 3 – Resignation of Board Member**

Craig Waldvogel resigned due to out of state family emergency. He requested his letter be uploaded to the website and it shall be as part of this Board meeting packet.

## Board

[REDACTED]  
Thu 7/18/2024 4:40 PM

To:associationinfo otowfl.net <associationinfo@otowfl.net>  
[REDACTED]

I just step-ed in the house , when my sister called about her husband. I will have to travel to NY multiple times a month.

As some of you know her husband is battling a brain tumor. At 3:45 today he started to suffer neurological issues.

I thought I would not have to travel back and forth to NY as it seemed to be under control.

That just changed, please except my sincere apology for not being able to fulfill my obligation.

I recommend that Les Minnelli is appointed to my position to fulfill the term.

My resignation is effective immediately. I will be traveling to New York later in the day.

Craig Waldvogel

Please post this letter to the web site

Sent from my Pan American World Airways account via The American Telephone and Telegraph network

**Agenda Item 4 – Consider appointment of Board Member to fill vacancy**

Due to Mr. Waldvogel's resignation, and in order for the Association to conduct business with a quorum, it is necessary to consider an appointment to the Board to fill the unexpired term of the resigning Board member.

Attached are resumes from Lester "Les" Meneilly as well as Homer "Ron" Atchison submitted back on June 13, 2024 and again for the July 18, 2024 meeting for the Board's consideration.

A motion to appoint a Board member to serve is required...



# **HOMER RONALD ATCHISON**

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## **PROFILE**

**Department of Health: Office of Disability Determinations**

I started in July 1971 in Tallahassee, Florida as a Medical Disability Examiner. In 1973 I was promoted to Unit Supervisor over 8 employees. June 1985 I was promoted to Program Administrator in the Tampa Office over 50 staff where I worked for 18 years. When I left the staff numbered 150. In November 2003 I moved to Pensacola Florida to open a new office. This included overseeing completion of the building renovations and hiring a new staff. In August 2008 I retired.

## **EXPERIENCE**

For 22 years I was a Program Administrator in the Office of Disability Determinations under the Department of Health. Our job was to process Social Security Disability Claims for citizens of Florida. I managed the Office achieving all goals and objectives established by the Federal Government. Office staff consisted of Clerk Typist, Medical Disability Examiners and Medical Doctors. I was responsible for all aspects of staff management including hiring and terminations when necessary. All our work was statistically measured for number of claims processed as well as quality as measured by an independent Quality Unit. My office consistently met or exceeded all goals set by Social Security.

## **EDUCATION**

**UNIVERSITY OF FLORIDA, GAINESVILLE FLORIDA**

**GRADUATED WITH A B.A. IN SECONDARY EDUCATION AND  
SOCIOLOGY IN JUNE 1971.**

**University Name, City, State — Degree, Year**

**Agenda Item 5 – Unit Owner Comments per Rule 22**

Requests to speak will be shared with the Chairman when received

**Agenda Item 6 – Consider appointing alternate Board Member to sign transfer documents as well as Association checks**

Currently, Katie Bajis, Chairman, and Diane Like, Vice Chairman, are authorized to sign transfer documents.

A motion is necessary if the Board wishes to appoint an alternate Board member in the event that Katie Bajis and Diane Like are unavailable to sign transfer documents.

Currently, Katie Bajis, Chairman, and David Everett, Treasurer, are authorized to sign Association checks.

A motion is necessary if the Board wishes to appoint an alternate Board member in the event that Katie Bajis and David Everett are unavailable to sign Association checks.

**Agenda Item 7 – Consider extending the Request for Proposal due date from July 26 to August 9**

A Request for Proposal (RFP) was sent on July 12 to management companies who were interested in providing management company services to the Association. Such RFP stated that final bids were due by July 26, 2024.

To provide the interested management companies with additional time to present final bids, a suggestion was made to provide an additional two weeks which would mean that the final bids would be due on August 9.

Should the Board wish to extend the Request for Proposal final bids due date from July 26 to August 9, 2024, a motion is necessary...

**Agenda Item 8 – Consider Resolution 2024-07 Suspension of Use Rights when payments due the Association are more than 90 days delinquent**

The Management Company is charged with collection of Assessments on behalf of the Association. Should any Unit Owners become delinquent on their Assessments, on the 15<sup>th</sup> day of the month, a \$25 late fee is assessed, as well as interest. The Management Company then sends a late letter. If the Unit Owner has not brought their account current after the late letter has been sent (typically after 30 days), a phone call is placed and an email sent (if applicable) to attempt to reach owner to determine when the payment will be made or what the circumstances are to attempt to collect the Assessment. Should the Unit Owner not return the call, or make a payment, a second late letter is sent to the Unit Owner. If the Unit Owner does not respond to the second late letter or communicate on how payment will be made, the account is turned over for legal collection services to begin the next steps.

Once a Unit Owner's account becomes 90 days past due, the account(s) is submitted to the Board at the next scheduled meeting by Resolution (in this case Resolution 2024-07) and once approved, provides the Management Company the authority to send a 14-day notice of suspension letter. If the Unit Owner has not brought the account current by such 14 days, the Unit Owner's use of the common facilities and voting rights will be suspended.

Short Title: Resolution 2024-07

**A RESOLUTION OF THE BOARD OF DIRECTORS OF ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. IMPLEMENTING THE ASSOCIATION'S STATUTORY POWERS TO SUSPEND RIGHTS OF 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 SUBSECTIONS 718.303(3), (4) AND (5), FLORIDA STATUTES**

There are 2 accounts for the Board to consider for suspension on Exhibit A

**RESOLUTION 2024-07**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. IMPLEMENTING THE ASSOCIATION’S STATUTORY POWERS TO SUSPEND RIGHTS OF 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 SUBSECTIONS 718.303(3), (4) AND (5), FLORIDA STATUTES**

**RESOLVED**, that the Board of Administration (the “**Board**”) of On Top of the World Condominium Association, Inc., a Florida not-for-profit corporation (the “**Association**”) hereby determines that it is in the best interest of the Association to implement and enforce the Association’s statutory powers and authority to suspend the rights of unit owners, occupants, licensees and invitees to use common elements, common facilities, or any other association property, and to suspend the rights of members to vote, whenever such unit owners or members are delinquent for more than 90 days in paying any monetary obligation due to the Association, which said powers and authority are more particularly set forth in Subsections 718.303(3), (4) and (5), *Florida Statutes*; and

**FURTHER RESOLVED**, that, due to a delinquency for more than 90 days in the payment of a monetary obligation owned to the Association, the Association shall send by mail or hand delivery written notice to each unit owner, occupant, licensee and invitee listed on Exhibit “A” attached to these Resolutions and incorporated herein by reference advising that the rights of the unit owner and any occupant, licensee and invitee to use the common elements, common facilities or other Association property, and all membership voting rights appurtenant to the ownership of the unit, are suspended effective automatically at midnight on the 14<sup>th</sup> day after the date of the notice unless the Association receives before then payment of all obligations currently due or overdue the Association with regard to the applicable unit; and

**FURTHER RESOLVED**, that the suspension of use rights shall not apply to limited common elements intended to be used only by a unit, common elements that must be used to access the unit, utility services provided to the unit, parking spaces, or elevators; and

**FURTHER RESOLVED**, that the suspensions of use rights and voting rights imposed pursuant to these Resolutions shall remain in effect as to each applicable person and unit until all monetary obligations currently due or overdue the Association have been paid with regard to the relevant owner and unit and, upon such payment, the corresponding use rights and voting rights shall be reinstated automatically without the necessity of any further action by the Board or notice from the Association; and

**FURTHER RESOLVED**, that these Resolutions shall be filed with the minutes of the proceedings of the Board of Administration of the Association.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF JULY 2024.

ATTEST:

**ON TOP OF THE WORLD CONDOMINIUM  
ASSOCIATION, INC.**

\_\_\_\_\_  
Title:

By: \_\_\_\_\_  
Title:

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.**

**EXHIBIT "A" TO RESOLUTION 2024-07**

**JULY 25, 2024**

<b>Bldg/Unit Numbers</b>		<b>In Legal?</b>
57	58	NO
94	42	YES

Total = 2 Accounts

**Agenda Item 9 – General discussion by counsel as to member participation at board and member meetings, and how to implement the new legislation regarding unit owner participation at board meetings**

Introduce Association Counsel, Ben Rabin

**Agenda Item 10 – Other Business**

**Agenda Item 11 – Adjournment**