

Oceanus Condominium
Minutes of the December 17, 2025
Annual Budget & Election Meeting

The annual budget and election meeting of the unit owners took place on December 17, 2025. The meeting was called to order at 6:39 pm EDT. The following individuals were present at the meeting.

- Grace Cruz, Units #3 and #4
- Daniel Steane (via Zoom), Unit #6
- Ellen Stevens, Unit #2
- Silvia Loupo, Unit 1
- Jorge Mirabal, representing Treasure Management Services (present on-site)

Discussion for the 2026 budget. – The maintenance fee will remain the same for 2026.

A motion was made by Grace Cruz to approve the 2026 budget and related fee increases. The motion was seconded by Silvia Loupo.

Other items discussed at the meeting were as follows.

- Owners present agreed to allow the use of the parking space nearest Unit 1 to unload groceries or to wash vehicles. While unloading the vehicle; the hazards or trunk should be left open to show other occupants that the space is being used temporarily.
- Discussion of scooter and child stroller by mailbox area. Daniel explained that his daughter was unable to carry the scooter upstairs. She will try to possibly place it at the rear door to the left of the exit door. TMS will speak to the owner of unit 5, Daniel mentioned that the owner was unable to take it upstairs until her husband arrives.
- Discussion of possibly replacing the rear doors of the property to match the front door.
- TMS will survey all owners to approve of items discussed at the meeting.

The elections were held and Silvia, Grace and Ellen were elected. Ellen Stevens will be President, Silvia Loupo will be Vice President & Grace Cruz will be Secretary/Treasurer. Lionel Serruya and Daniel Steane are no longer board members. The new board members will go the local branch to open a special assessment account.

There being no other business the meeting was adjourned at 7:09pm.

Jorge Mirabal

Jorge Mirabal
Association Manager