

# Ocean Reserve Condominium Association, Inc.

## Annual Meeting & Election Minutes

Date: February 3, 2026

Location: ORC Conference Room & Zoom

Time: Meeting called to order at 6:00 PM

**1. Call to Order** – The Annual Meeting of the Ocean Reserve Condominium Association, Inc. was called to order by the President, Jessica Elmaleh and she appointed to the Chair, Gary Mars, Association Attorney, at 7:07 PM.

**2. Proof of Notice and Quorum** – Proof of proper notice was confirmed by the mailing affidavit and quorum of 20% of the membership participation.

**3. Election Procedures** – The election process was conducted under the supervision of a **DBPR-appointed Monitor, James Gonzalez**, to ensure compliance with Florida election requirements.

Ballots were processed as follows:

- **A total of 223 Election materials submitted**
- **167 were electronic & 56 paper ballots**
- **7 paper ballots were disqualified**
- **28 electronic ballots were disqualified**

Election envelopes were opened and tabulated in accordance with statutory procedures.

The DBPR Monitor confirmed that:

- All election materials will be **retained for one (1) year** for inspection or official request.

**4. Election Results** – Final vote totals were announced as follows:

<b>Candidate</b>	<b>Votes</b>
Alejandro Tobon	157
Carla Fernandez	156
Sergio Docato	154
Jessica Elmaleh	150
Steve Abayev	121

The five candidates receiving the highest number of votes were declared to be elected to the Board of Directors.

**5. Certification of Results** – The election results were certified by the DBPR Monitor, James Gonzalezs, and accepted as final.

**6. Adjournment** – Andres Slefica motioned to adjourn and Juliana seconded the motion. The meeting adjourned at at 7:40PM

A handwritten signature in blue ink, appearing to be 'Juliana', written in a cursive style.

**Submitted by:**

Board of Directors

Ocean Reserve Condominium Association, Inc.