

Oceanview Manor
Board of Director
Meeting Minutes

July 20, 2022

Board members present: Jim Stanton, Bill Hopson, Chuck Hall, Anna Bencrowsky, Terri Westwood, Amy Arndt (New Board member) Terry Baggett
Manager

Absent: Dave Weston

Opening/ Prayer-Jim Stanton

Approval of Minutes from May 18,2022- Motion made to waive reading of minutes for May. Motion made by Anna Bencrowsky and seconded by Terri Westwood. Vote to waive minutes by unanimous consent.

Correspondence Report- Bill Hopson No correspondence was submitted in this cycle.

Financial Report- Jim Stanton Review of the Financial report and the budget for the quarter. At the present time we are on budget for the 6-month period.

Upcoming Staff Changes: As of July, Tom Pawson will no longer receive the consultant fee and we will be ending the consultation. Terry is well versed in the building, and we are confident that an ongoing consult is no longer necessary. Joel Barron has voluntarily resigned from the Board as he has taken the job in the maintenance department to replace John Plonski. The Board President spoke with several prospects and has appointed Amy Arndt from Unit 423 to the Board to replace Joel Barron starting this month. Amy is here with us today and we welcome her to the Board. Amy has an extensive career in business management in New Smyrna Beach and Daytona area.

Motion to approve Ms. Arndt to the Board made by Bill Hopson and seconded by Chuck Hall. Vote to accept Ms. Arndt by unanimous board consent.

Maintenance Report- Terry Baggett

Maintenance Report was read and available on the website and in office.

Additional discussion: largest issue happening this quarter has been leaks from AC drain lines in individual units. The maintenance of the AC unit is the owner's responsibility and any leaks which occur because of a clogged AC drain are the owner's financial responsibility for any damages incurred. Climatron is offering a maintenance service annually to keep AC drains clear and maintained. If the owner does not allow Climatron access to the air handler, it is the owner's responsibility for AC maintenance and any damages incurred, because of clogged AC drains or leaks will be owner's responsibility.

Upcoming Changes and Building/Grounds Enhancements: There will be a repairing of the kiddie pool where the tiles are broken. The kiddie pool which had not been operational for some time, soon will be closed in and a covered area with table chairs and additional seating will be added in this area.

The pool rules will now have an exception to include allowing children/infants who are non-potty trained to enter the pool if they are wearing leakproof swimmers.

Maintenance Report was approved as read by Unanimous Consent of the Board.

Report of the President/ Executive Board- Jim Stanton

There may be a need in the future to hire additional maintenance on a full or part time basis once Terry transitions fully into his CAM role.

This is being assessed at this time.

Report of the Rules Committee- Anna Bencrowsky

There was one pool violation this quarter regarding beverages in pool containing alcohol. The subject/renter became rude and condescending to the compliance officer when approached. Terry was involved and stressed

compliance and the subject/renter complied. The owner was notified of the incident.

Landscape Committee Report- Lorna Ballard

The landscape committee would like to recognize individuals that have contributed to the ongoing improvements:

Thanks to Terry, John, and Joel for their update of the irrigation system which has improved the life of the vegetation significantly.

Thanks to Nancy Plase for watering of the plants and pruning.

Thanks to Rachel and Adam Alty for weeding and upkeep of the flowerbeds.

A special thank you to the anonymous donor who placed the lighting in the pots by the pool. It was a welcomed enhancement to the pool area.

There is a green bucket located behind certain hedge rows and if you are inclined you might help with weeding and placing any weeds in the bucket.

Recreation Report- Carol Stanton

There will be a party in the meeting room for Labor Day! More details to come. There was a new grill purchased for the Condominium.

Liaison Report- No report currently.

New/Unfinished Business: -Review of "State of Florida proposed Legislation SB4D" recommendations regarding building inspections. The Board is "On Top of IT" There are no new plans currently to make any changes to our current protocol. We will wait until the Law is passed and if further is needed, we will review at that time.

Meeting adjourned with no further discussion.

Submitted by:

Recording Secretary: Barbara Alcaraz

