

*Oceanview Manor Condominium Association, Inc.
3600 S. Oceanshore Blvd. Flagler Beach, FL 32136*

Minutes of the Board of Directors Meeting Nov. 18, 2020

Association president Jim Stanton called the meeting to order at 11am. Directors Bill Hopson, Chuck Hall, Bob Minahan, Anna Bencrowsky and Regina Lawlor were present. Director Terri Westwood was excused. Also present was Tom Pawson maintenance manager and Debi Pawson assistant recording secretary/office manager. Notices had been posted and a quorum was present to conduct business.

Minutes of the previous meeting were approved as distributed.

Jim Stanton informed the Board of the retirement of board member Bob Minahan. Mr. Stanton thanked him for his many years of service on the board and presented him with a Certificate of Appreciation. Rachel Alty owner of unit 719, has agreed to fill the remainder of his term.

Correspondence:

Letter from owner of unit 612 that Covid 19 poses great health risks and the meeting should have taken place outdoors or through the zoom app.

Letter from owner of unit 612 questioning fining policies and enforcement of fines going forward.

Letter from unit owner of 112 concerning artwork displayed in the hallways by owners.

Financial Report:

Jim reported on the 10 months operations ending on Oct. 31st. We are on budget. More financial information was provided as Jim went into a line by line explanation of the proposed 2021 budget. The budget will have an increase of 3.89%. This is due to the increase in the municipal water base charge by the City of Flagler which we have no control over. Also, an increase in the insurance premium and increase in the pest control/lawn spray vendor.

There was a limited discussion regarding a new employment matter, introducing the position of Resident Assistant Manager position (RAM) Beginning December 2020, Chip Spagnolia will hold the RAM position. He is to be the "Rules Enforcer". He will be available by a specified cell phone number for building emergencies and rule enforcement 24/7. He is to be the labor supervisor for both in house and hired out labor. The RAM salary is to include the manager's residence as part of the compensation. A motion was made to accept Chip for this position.

Jim opened the meeting to discussion on the proposed budget to the board members and those in attendance. This discussion included disapproval by one board member on the amount of salaries.

A roll call vote resulted in 5-1 approval and the Budget was adopted.

Maintenance report-attached

Discussion:

New procedures to OVM on rules and fining rule breakers. Anna Bencrowsky and Regina Lawlor presented a draft of the rules and regulations and fine structure. A warning is always the first step in the process. The next step is to set up a fining or grievance committee. This committee will be completely independent and separate from the board of directors. Once a fine is levied, the committee will meet with the owner and hear them out. There will be a fair process to enforcement.

Landscape Committee:

Lorna Ballard of unit 313 has been hard at work all summer long manicuring the flower beds. The results are stunning. It is an enormous property and she still is seeking volunteers to “adopt” a small area of the property to maintain on their own schedule. Please contact her if you wish to take on this task.

Pool Aerobics Group:

The “Operation Christmas Child” taken on by the group was a complete success. They filled the goal of getting 50 boxes filled with gifts for needy children all over the globe.

Adjournment 12:55

Respectfully submitted,

Debi Pawson

Assistant recording secretary