

Oceanview Manor Condominium Association, Inc.

3600 S. Oceanshore Blvd. Flagler Beach, FL 32136

Minutes of the Board of Directors Work Session Jan. 27, 2021

Association President Jim Stanton called the meeting to order at 11:00am. Directors Bill Hopson, Chuck Hall, Rachel Alty, Anna Bencrowsky, and Regina Lawlor were present. Terri Westwood was excused. Also present was Tom Pawson, maintenance manager and Debi Pawson office manager and assistant recording secretary. All notices had been properly posted and a quorum was present to conduct business.

Minutes of the previous meeting were approved as distributed.

Prior to the start of the official meeting Jim announced with regret the passing of longtime resident June Monaghan.

Correspondence:

A letter about an incident of a large dog jumping on someone as they exited the elevator. The owners were around the corner and the leash was extended well beyond the allowed limit. An incident report was filed by the office, but it was incomplete because we don't know the dog owner's name or unit number.

Two violation notices were issued to 2 units suspected of having 2 dogs. No responses were filed.

Financial Report :

Jim went over the budget line by line.

We are operating very close to budget. The reserves are getting back to healthy levels. We still have two units that are reverse mortgages, but the

courts are not acting due to covid. No foreclosure sales are taking place at this time.

Report of the President:

Jim reported that there will be a revamping of the employee staff and salaries. Tom and Debi will be retiring at the end of Feb. and moving to Massachusetts to be with family and welcome a new grandchild.

Terry Baggett, a choice of Tom's will be the assistant manager. He has many technical, mechanical, electrical, and managerial skills. He and John will be the maintenance team. Barbara Alcaraz will be taking Debi's place in the office and her husband, Jose, will be coming in on Wed. to do the bookkeeping as he is a certified CPA. We will still have Dave Doolittle working in a limited capacity under his CAM license. Tom has agreed to remain on as a long distance consultant available to the maintenance staff.

Report of Executive Board:

Attached

Report of Rules Committee:

The rules committee is still in the formation stage. Anna Bencrowsky, Regina Lawlor, and Allyson Huskisson have agreed to work on overseeing this committee. If an owner denies or rejects a violation complaint made against them, we will appoint an ad-hoc non board member committee to hear them out and come to a final decision.

Report of the Landscape Committee:

Lorna is still requesting volunteers to help her in this large undertaking. She really needs volunteers that will water the planters out front that do not get irrigation from the sprinklers. She also plans to plant an herb garden in the spring for all residents to share.

Municipal Liaison: Jim wanted to thank Dave Torma for all his hard work as our municipal liaison in getting our walk over completed. Dave can no longer work in this position and we request someone to take up his role. It would require going to the monthly Flagler Board meetings and keeping us abreast of upcoming news and events in the city of Flagler Beach.

Discussion by owners:

Concerns over parking situation in front of the building. Concerns that the parking is being filled by non-residents. Possibly a permit, sticker policy should be instituted.

Meeting adjourned 12:40pm

Respectfully Submitted,

Debi Pawson

Assistant Recording Secretary

Addendum to Jan. 27th Board of Directors Work Session

Due to a recent incident in the building involving a dog on a long leash,(out of the owner's view) jumping on an individual the following is to remind everyone that this violation may be met with a fine.

It is to be noted that the Board of Directors passed a shorter dog leash (6-8foot max) requisite back on July 10, 2019 and on January 16th 2019 the Board passed that it would use AKC designations when determining the size of a dog whenever possible noting that mixed breeds will be evaluated on an individual basis.