

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 23, 2019

The Annual Meeting of the Membership was called to order by Association President Jim Stanton at 10:00 AM. He offered a prayer and noted the passing of John Hoffman, unit 316 and Carol Reiner, unit 211.

The Secretary certified that all notices and information pertaining to the meeting were properly filed and posted according to laws of the State of Florida and the governing documents of the Association. Through proxies and attendance, a quorum to conduct business was established.

Directors present were Chuck Hall, Bill Hopson, Regina Lawler, Bob Minahan, Jeff O'Donnell, Jim Stanton, and Teri Westwood. Also attending were Tom Pawson, Maintenance Supervisor, and Debi Pawson, Office Manager.

The vote to approve the waiver of audit was 47 in favor, 18 opposed. The waiver was approved. The Secretary explained that new State law no longer requires a formal audit every 3 years. The audit can be waived indefinitely if so approved by the membership.

The President asked Ed Lauch, Maria Ball and Walter Bencrowsky to verify and count the ballots for the election of directors'

Minutes of the previous Members Meeting on March 24, 2018 were approved as read.

Minutes of the Board Organization meeting on March 24, 2018 were approved as read.

Robin Hall moderated a presentation from the Window Store regarding replacement of windows and sliders. This was the last chance to pre-order at a preferred price.

CORRESPONDENCE: Letter from Rollie Dudik, unit 415 regarding abolishing short term rentals

A note from the Office stating that some anonymous person reported the Association to the City of Flagler Beach for violating the short term rental ordinance. Debi contacted the City

and explained our process for renting vacated units. The town accepted her response and cancelled the violation notice.

Correspondence from unit 314 regarding continuing pet violations.

Inter-office communication regarding a car parked in garage.

Request from Unit 414 to have pest control spraying in that unit and also in #413. They are losing rentals due to roach infestation.

FINANCIAL REPORT: Jim gave a detailed summary of last year’s budget and the process for formulating the 2019 budget. We had many large unanticipated expenses that drove down our reserve accounts. They need to be rebuilt and Jim recommended that the Board consider a 1% increase in the reserve funding for year 2020. Jim provided a written report covering the past 6 years and the first 2 months of 2019. The report also contained a simple balance sheet and statements on the general financial condition of the Association. That report is made part of these minutes by reference.

MAINTENANCE REPORT: Tom Pawson provided a written report of maintenance activities which is attached to these minutes and made part of by reference. Main points included replacing all fluorescent lighting in the building with LED lights that are anticipated to provide more effective light at a considerable saving in energy cost. The tennis court project was completed just prior to March 19th when a vehicle crashed into the fence causing damage to the fence, court surface and landscaping. Six exit doors in the garage were replaced in- house at a saving of about \$1,000.00 per door over commercial estimates.

VOTING RESULT: The ballot counters reported the following results:

Jim Stanton 50

Chuck Hall 49

Regina Lawler 42

Dave Torma 37

Greg Krupey 17

The Secretary declared that Stanton, Hall and Lawler were duly elected to the three board vacancies.

DOCUMENT REVISIONS: Bill gave a status report of continuing progress in the legal review of the proposed changes and explained how the approval process would work. Everyone will get revision pages only for approval, the unrevised pages and exhibits will be added later to make the final product. Distribution of the proposed changes will be by hand delivery when possible, by email or by direct mailing.

NEW/UNFINISHED BUSINESS: The car parking problem and the pest control problems were resolved successfully. Both units were sprayed.

We have a relatively small number of units licensed to rent on a short term basis, only a couple of these seem to cause problems. Those owners need to be aware of the inconveniences caused by their tenants who do not comply with Association rules and policies.

Owners who anonymously file unfounded and unsubstantiated complaints to local and State authorities are only hurting the Association as a whole. Man up and sign your name, or better yet, complain in person to a member of the Board. We are here to help and we try our best to operate fairly, openly, legally and above board.

Jim appointed Dave Torma and Greg Krupey as liaisons between the Association and the City of Flagler Beach to keep us informed about current and prospective town activities that may affect us.

No further business was conducted and the meeting adjourned at 12:25 PM.

Respectfully submitted;

William Hopson, Secretary