

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 12, 2011

Association President Jim Stanton called the meeting to order at 10:00 AM. A roll call of all members showed 26 in attendance and 44 represented by proxies. A quorum was present to conduct business. Board of Directors Pinky Burgos, Rosemary Claxton, Bill Hopson, Bob Minahan, Alf Olsen, Jim Stanton and Terri Westwood were present. Also present were Tom Pawson, Maintenance Manager and Debi Pawson, Office Manager.

The Secretary certified that notices of the meeting and election were properly posted according to the laws of the State of Florida and the condominium documents.

The Secretary also certified the election of Jim Stanton, Rosemarie Claxton and Allyson Huskisson to 2- year terms on the Board of Directors.

Bill Hopson reported the results of the vote to waive a formal audit for the past year showed 53 in favor and 9 opposed. The formal audit will be waived and an informal audit will be done by an in-house committee.

Jim thanked Alf Olsen for his years of service to the Association as a member of the Board of Directors and for all of his help and expertise in maintaining the building. Tom Pawson added his thanks and Alf received a round of applause from all those present.

Minutes of the 2010 Annual meeting were read by the Secretary and were approved as read.

The Board approved the minutes of the January 12, 2011 Work session as distributed.

CORRESPONDENCE: Bill read a notice to all owners and residents that the storage rooms located next to the trash chutes on most floors had to be cleared of furniture and debris by the next Monday. All stored items must be boxed and labeled with the unit number. This area is for luggage and small items; furniture and unidentified materials will be removed.

Bill also read a letter from our Attorney regarding the ongoing concerns with unit #113. He said that nothing could be done about recovering some of the unpaid assessment or renting the unit without the owner(s) consent. He is trying to get the Court System to expedite the matter.

Jim again recapped our position in attempting to recapture some of the unpaid fees and assessments. The ability to rent the unit would be a reasonable solution, but we are at an impasse, and it will be up to the court to decide the issue.

Letters of complaint about barking dogs disturbing the peace and quiet of the building were read. The Condominium and its Association have very little means to rectify the problem. The complainants were advised to call the Town Code Enforcement while the disturbances are occurring.

Other letters were read complementing the staff, particularly Tom and Debi Pawson, for their efforts on behalf of the owners and the building . They also complimented the upgraded facilities and ongoing preventive maintenance that have benefitted us all.

Jim added his thanks to all who contributed: not only Tom and Debi, but Chuck, Bill Spoza, Dave Doolittle, the cleaning crew and all others who work so hard to make OVM function efficiently.

COMMITTEES:

Treasurer Report; Jim presented an information sheet comparing the budgets for the past 5 years. He showed that last year we were very close to the projected figures, but ended up about \$2,200 over expended. This year's budget is equally as tight, but we are currently operating under the projected figures. Our biggest concern will be in deferred maintenance, and the possibility that next year's budget may require an increase to the reserve account.

We are doing whatever we can to increase our income. We have rented extra storage space and extra lockers are available for \$10.00 per month. The rental for unit 122 has been lowered to keep the tenants

Bob Minahan reported a collection of \$2,300 from the coin operated laundry rooms.

MAINTENANCE: Tom said that all overflow drains for hot water heaters are working. Currently 2 H/W heaters are leaking and will be replace next week. Tom has replace 67 main valves and 52 h/w valves and has 13 more requests to process. He will not recommend carpet replacement on any floor until all valves have been replaced.

The Board approved a motion by Jim Stanton and Pinky Burgos to make valve replacement mandatory in all units that still have the original water valves. Owners will be given 30 days

notice to comply, or we will do it ourselves and add the cost to the owner's maintenance fees. The cost is \$50.00 for the first valve and \$25.00 for an additional replacement valve.

Tom showed a sample of the replacement light fixtures he recommends to replace the 126 fixtures in common areas that are lit all of the time. The new lights cost less and are more energy efficient than the current fixtures. For about \$6,000 we can replace all of them. Tom also asked for approval to replace the hallway receptacles. Most are originals. They are very worn and difficult to use safely. He was authorized to proceed with the replacements.

Tom showed examples of the rotted and corroded drainage pipes he removed from the 8th floor ceilings. Problems with these pipes are increasing. We have had 3 major leaks so far and more are expected. We respond as quickly as possible to any signs of leakage. Occupants are urged to report any signs of possible leaks to Tom as soon as they appear.

A new Florida law will require handicapped access to all public swimming pools. Tom will investigate how we can comply.

The fuel lines for the diesel generator broke. Tom repaired them with the help of Riad. The generator room will be air-conditioned to prolong the life of the equipment and improve the efficiency of its operation.

The automatic door closers are being replaced as time and money permits.

2 more area of the garage concrete need to be repaired.

The pool fence and 1st floor bathrooms have been painted. The basement bathrooms have been converted to low-flow toilets. The garage exterior door handles have been changed to lever types

PUBLIC COMMENTS: Karl Music asked about the pools. Both are operational and the big pool has been repainted and broken tiles replaced.

Charles Burge said that TV reception , especially channel 2, is very poor and snowy. Other channels have poor reception and frequent outages. Debi will inform Butch of the complaints.

Dominic Salvador spoke of the need to have emergency contact information on file. he Board will set up some type of form to amass the information needed.

A short discussion was held concerning re-painting of the building. Pinky showed some possible designs and colors. The Board has made no decisions yet as to when the project will be started. Bill Hopson will head a committee to investigate possible designs and colors to recommend to the Board.

With no further business to conduct, the meeting was adjourned at 11:20.

Respectfully submitted,

William Hopson, Secretary