

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE BOARD OF DIRECTORS MEETING

JAN. 15, 2014

Association President Jim Stanton called the meeting to order at 11 AM. Proper notice had been posted and a quorum was present to conduct business. Directors Pinky Burgos, Bill Hopson, Allyson Huskisson, Bob Minahan, Eunice Poole, Jim Stanton and Terri Westwood were present. Also attending were Maintenance Manager Tom Pawson and Office Manager Debi Pawson.

Minutes of the previous meeting were approved as read.

Correspondence: A letter from Chris Labor regarding precautions to consider for A/C work on the roof.

Treasurer Report: Jim reviewed the 2013 budget. We were \$9548.00 over budget for the year. It was a tough year for maintenance problems. The 2014 budget is adequate, but very tight.

The mandated roof project would normally require an assessment, but our reserves of over \$82,000.00 plus \$63,600.00 to be added this year and \$30,000.00 put in from last year's budget can cover the anticipated costs. We can always call for an assessment for any short fall. We will have to raise our "provision for reserves" in future budgets to recoup some of what we have to spend on the Roof/A.C. project.

At the end of the year only two units were behind on maintenance payments and as of the date of this meeting, all units are caught up for 2013.

Maintenance: Tom reported on the state of past projects. The dryer vent lint problem caused by faulty construction and improper routing has been 80-85% fixed. Remaining problems have been identified and stabilized. The building is safe from further complications.

The on-going problem of collecting damages from unit #315's owner, Suzanne Knight, was not satisfied in arbitration/small claims court and the matter will go before a Small Claims Court judge in late February.

A bug problem originating in a 9th floor weekly rental unit's disintegrating cabinets is difficult to control. The unit owner will not cooperate and insects are spreading to other units. We are limited to one spraying per week. Tom is doing all he can to limit the spread.

The work on the roof A/C units is mandated by State and Local codes. We have to change the mounting system or else the officials will not permit replacement units.

Tom will work on one vertical section at a time and will notify owners before work on that section is started. Condition of the units will be inspected and owners notified if any are in poor condition. Now would be an opportune time to replace the units with new. A certified A/C man will assist Tom in the work and will offer group rates on new units.

Because the units range in age from 2 to 17 years, we cannot guarantee that no units will be damaged in the process. If any owners are doubtful, they can hire their own contractor at their own costs.

There are 125 compressors on the roof and we are anticipating a completion date around the end of April.

There are still 5 units with bath tub problems. 3 owners are not cooperating and risk potential damage to units below.

New laundry coin mechanisms have been installed to accept the new pricing approved by the Board.

2 rental rooms in the basement are up for renewal in Feb. Both probably will not renew. They are air conditioned and rent for \$50.00 per month.

Tom is interviewing Fire Sprinkler companies to replace the current contractor and looking at different firms to handle our elevator servicing.

Jim asked Tom for a list of problems caused by occupants. Tom said a survey of the building showed that permanent renters now outnumber resident owners. Occupants characteristics have evolved over time and are causing problems that never existed before. We have drug deals, child protective visits and police visits that historically were never of concern to residents of OVM.

Jim brought up the idea of requiring background checks for renters and lessees. After a discussion involving the Board and attendees, it was decided to explore the idea in greater depth and ask Dave Doolittle to meet and brief us on the rules, regulations and procedures necessary to implement the checks. If the Board decides to go ahead, a letter requesting an owners' vote on the proposal will be included with the mailings for the Annual Owners Meeting in March.

Jim read the 1st Notice of the Annual meeting and reminded everyone that a Notice of Registered Owner must be on file before any votes are cast at the Annual Meeting. If you are a new owner, or are not sure, call Debi to get a form. The name on this form is the only person who can legally cast a vote for that unit.

The Annual Meeting is scheduled for Saturday, March 15, 2014 at 10:AM.

No further business was conducted by the Board and the meeting was adjourned at 12:45 PM.

Respectfully submitted,

William Hopson, Secretary