

**OCEAN VIEW MANOR CONDOMINIUM
ASSOCIATION, INC.**

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

JANUARY 15, 2015

Association President Jim Stanton opened the meeting at 11:00 AM. All notices were properly posted. Directors Bill Hopson, Jim Stanton, Allyson Huskisson, Terri Westwood and Pinky Burgos were present. Director Marc Plante was present via skype. Also attending were Maintenance/Building Manager Tom Pawson and Office Manager Debi Pawson.

Minutes of the previous meeting were approved as distributed.

CORRESPONDENCE: A note from the family of long-time owner Jan Stedman notifying us of her passing and thanking the staff for their help in remembering Jan.

FINANCIAL: We finished 2014 about \$7189.00 under budget mostly because our expenses were lower. There are +/- \$2000.00 in outstanding maintenance fees which are balanced by an equal amount of pre pays so our cash balance is good.

OLD BUSINESS: One unit owes 3 month's fees. Since there is no mortgage listed for this unit, we are placing a lien on the unit to protect our interests.

The ad hoc grievance committee was disbanded due to successful resolution of the problem and the TV/cable committee was asked to continue investigating the service to the building.

MAINTENANCE REPORT: The roof and balconies were the biggest expense in 2014. Both are now completed.

Concrete spalling from the garage roof is getting worse. Repairs are needed. Tom is looking for solutions. The Board approved applying a coating to the ceiling to protect cars and people from falling materials. The garage repairs will be done after the roof repairs are completed.

The water main where it enters the building is rusting. Tom is looking for solutions.

Elevator repairs were costly to Otis. They will be up-graded to handle more weight.

Tom reported repairs to garage doors, electrical wiring, drain pipes, and water heaters.

The Board approved 1 floor of carpeting replacement. Tom to decide which one.

There is a glut of bicycles in the garage. If they are not used and/or the owners cannot be identified, they will be disposed of.

The Board approved replacing the garage exit door with totally fiberglass ones to prevent future corrosion problems.

WI-FI/TELEVISION COMMITTEE: The committee reported progress

and promised a full report at the annual meeting.

PUBLIC COMMENTS: The office was asked to slow down the scrolling notices on channel 60 and move the scrip to the bottom of the screen as it obscures the view of the front doors. A notice should be added to remind residents to use the trash chutes only between 8 AM and 10 PM.

No further business came before the Board and the meeting was adjourned at 12:15.

Respectfully submitted,

William Hopson, Secretary.