

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

**3600 SOUTH OCEAN SHORE BOULEVARD**

**FLAGLER BEACH, FL 32136**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**JULY 15, 2015**

The meeting was opened by Association President Jim Stanton at 11:00 am. Directors Mary Burgos, Bill Hopson, Allyson Huskisson, Bob Minahan, Marc Plante(via skype), Jim Stanton and Terri Westwood were present. Also attending were Tom Pawson, Building Manager and Debi Pawson, Office Manager. All notices were properly placed and a quorum was present.

Minutes of the previous meeting were approved as distributed.

The regular agenda was suspended to allow presentations from Bright House Networks (Don Rishel) and Advanced Cable (Butch Malo) concerning the building's cable service and possible changes and/or updates to the service.

After the presentations, Mark Plante was asked to review both proposals and present the Board with a side by side comparison. Advanced Cable asked for and was granted 30 days from the date of the meeting to provide a formal written document listing the services and equipment he will be prepared to provide. Bright House has already supplied us with that documentation.

The Board agreed that they may need to call a special meeting to review and act upon the proposals. No decision was made pending Mark's report.

**CORRESPONDENCE:** an unsigned letter was received concerning the poor rules and regulations enforcement throughout the building and grounds. The Board took no position as the letter was not signed and the author not verified.

**FINANCIAL:** Jim reported that the expenses and incomes are right in line with the budget through June. The reserves are increasing and we are in full compliance with FHA requirements.

**MAINTNANCE:** Tom reported that questions concerning 2 units causing problems have been resolved. The problem dog on the 4<sup>th</sup> floor is no longer in the building.

Tom received a letter from the local Fire Chief that allows us to remove the fire hoses from each floor. The Fire Company would prefer to use its own hoses in any emergency. Tom will use the hoses to help pump out any flooding conditions that may occur. The fire alarm system passed inspection and now all inspections for the year have been successfully completed.

The building fire pump relay coil had to be replaced at a cost of \$800.00. Tom will work on upgrading the whole system which dates from the original building construction.

Tom said he could provide electrical service to any parking space should the need arise. The Board will develop a policy to deal with costs and charges if such service is requested by an owner.

Tom requested and was granted permission to purchase a commercial quality vacuum cleaner for approximately \$1,200.00.

The 8<sup>th</sup> floor is next in line to receive new carpeting. If funds are available, Tom plans to do this in the fall.

Tom has found a product to use on the tennis courts, but can't apply it until the weather and temperatures are within appropriate limits.

Tom has learned that the "squat" hot water heaters used in some units will no longer be available due to changing code requirements. This can cause a serious problem if the heater fails. New ones cannot fit in the same space. A letter will be sent to all affected unit owners. Contact Tom if you are concerned.

**NEW BUSINESS:** A discussion was held on the use of the meeting room and the fees and times that it may be reserved. No action was taken and the matter was held over to the next meeting.

A request to place a bench outside the front entrance was denied. The Board felt that possible liability and nuisance concerns outweighed any possible benefits.

No further business came before the Board and the meeting adjourned at 1:30 PM.

Respectfully submitted,

William Hopson, Secretary