

Oceanview Manor Condominium Association, Inc.

3600 S. Oceanshore Blvd. Flagler Beach, FL 32136

Minutes of the Board of Directors Meeting 7/10/19

Association President Jim Stanton called the meeting to order at 11am. Directors Bill Hopson, Chuck Hall, Bob Minahan, Terri Westwood, and Regina Lawlor were present. Also present was Debi Pawson, Assistant Secretary/Office Manager. Notices had been posted and a quorum was present to conduct business.

Minutes of the previous meeting were approved as distributed.

Correspondence:

1 Letter from Unit owner 414-complaining of roach infestation and odors caused by neighboring unit.

Action was taken when the letter was received, and pest control has serviced both units and will continue to come until remedied. The new air purifiers in each hall should help with smoke odors.

2 Letter from Unit 414 questioned the ownership responsibility for the windows and sliding doors.

Response: The unit owners have always taken responsibility for repairs and replacement. If the association were to be responsible for replacement, there would be no replacements made. Accordingly, the board encourages unit owners to continue to make any replacements that they desire, of course conforming to those in other units.

3 Letter from Unit 411-Praising the general condition of the condo including the swimming pool area.

4. Letter from Unit 218- Complaint about papers sent out for document revision: pages missing, typos.

Response: Secretary Hopson explained that only the pages where a change has been made had to be printed. Typos will be corrected in the final draft. It's more important to return the ballot and get the documents up to date.

5 Letter from Unit 415 -concerning the legality of the Board making and changing rules.

Response: The Board has the authority to make new rules when they are deemed necessary.

The Board Approved Two New Rules:

1. No dogs are allowed to be in or pass through the lobby area at any time. In addition, when in other common areas (hallways etc.) pets must be on a short leash(6-8 foot max.). A unit owner voiced her objection which was heard and responded to. The motion was carried unanimously by the directors.
2. Only street legal golf carts (licensed and insured) are allowed in the garage. Of course they can only be parked in the owners spot.

Financial Report:

There were a great deal of "one time expenditures" during the first 6 months; over \$17,000 out of the Operating A/C and \$76,000 out of the reserve A/C.

Despite this, the operating expenditures were only \$2,800 over budget. We still anticipate that we can end the year on budget.

The Reserve A/C however, is seriously depleted. We will have to include a 3% Maintenance fee increase in the coming budget in order to maintain healthy reserves for the future. We are striving to keep any increase in the Maintenance fees to that 3%. This will keep us as a well maintained facility.

Currently there are three units that are either in foreclosure or waiting for the bank to take title as a result of "Reverse Mortgages". The outstanding maintenance fees on these units are creating a financial burden to the condo. If these situations are resolved without having to suffer any losses, we can end the year in good shape. The staff and the board are taking aggressive steps to exercise our rights in these matters.

The board will begin formulating the 2020 budget at the Sept. meeting. A completed budget will be ready for approval at the December meeting.

Employment Changes:

Tom Pawson is continuing as the Maintenance Supervisor, but on a reduced basis. He will not be on site from day to day. He will be on site as needed to supervise and inspect and will maintain contact, to advise and inform the officers and the office

Chip Spagnolia will be the resident Assistant Manager, directing the daily operations and enforcing the rules and regulations.

John Plonski will be engaged full time. He will be in charge of all maintenance matters. John is very talented and will continue to be mentored by Tom and Chip. He will eventually be the "Tom" of Oceanview.

Maria Ogonowski- will continue as the cleaning employee. She is also an excellent employee.

We are developing a "Go-to" card, which will be made available soon. This card will direct everyone to individual telephone numbers or extensions to report problems.

Tom, Chip, John, Maria, and the office will probably all have extensions. This may take a few weeks to iron out.

Maintenance Report: Attached

Report from Secretary:

There has not been an adequate response from the membership regarding the required revisions to the Condo Docs. We have to get a near total response and a high percentage of approvals in order to complete the process. The Board is not changing anything nor reducing anyone's rights with two exceptions:

1. The condo will continue to be authorized to relocate a unit owner's parking spot to accommodate handicap parkers or to respond to other emergent circumstances. This provision is being clarified in the revisions. The board will always strive to keep unit owners in "their" same spot. Remember parking spots are not deeded or owned but provided.
2. When required for the general good, fines will be authorized. They will be rare, reasonable and subject to approval of a committee made up of non-board members.

Any other perceived changes are probably clarifications. Please contact the Board if you have questions. Please make every effort to return your ballots and call to clarify any questions you have.

Report of Municipal Liaison: Submitted in writing from Dave Torma

Dave has gotten the municipality to take action to get us a new crossover. They have confirmed that they are responsible and have indicated that they will get us into the "queue" in an expedited fashion. Dave and his committee will remain on top of this.

Comments and Discussion of unit Owners:

Unit owner of 620 had water damage caused by a burst water heater on the 8th floor. She was told that the condo assumes no liability for this damage. It is a matter of homeowner insurance. The office will continue to assist as needed.

Adjournment

No further business came before the Board and the session was adjourned at 1:40 pm.

Respectfully submitted,

Debi Pawson, Assistant recording secretary