

**OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.
3600 SOUTH OCEAN SHORE BOULEVARD**

FLAGLER BEACH, FL 32136

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 12, 2016

The Annual Meeting of the Membership was called to order by Association President Jim Stanton at 10:00 AM.

The Secretary certified that all notices and information pertaining to the meeting were properly filed and posted according to laws of the State of Florida and the governing documents of the Association. Sign-in by those present and presentation of proxies received showed a quorum present to conduct business.

Minutes of the Annual meeting and Board reorganization meeting were approved as distributed.

Board members Mary Burgos, Chuck Hall, Bill Hopson, Allyson Huskisson, Bob Minahan, Jim Stanton and Terri Westwood; Maintenance Manager Tom Pawson and Office Manager Debi Pawson were introduced by President Stanton.

Ed Lauch, Phyllis Kooyman and Karl Music were appointed tabulators to count votes for the Board of Director elections and the vote on a waiver of an upgrade to the sprinkler system.

Association President Jim Stanton asked for a moment of silence for the passing of Dick Fritz and Dominic Salvadore and for the speedy recovery of Dick Rock and Rich Scholten who are rehabbing from injuries.

Jim then gave a "State of the Condominium" report: last year ended slightly over budget by \$2,766.00. The first two months of 2016 are just about even with budgeted amounts. Currently only one unit is behind on monthly assessments. Our Association is on sound financial footing.

The results of the election showed Burgos 52, Hopson 55, Minahan 53, Westwood 43, Torma 29, Lawler 22. Burgos, Hopson, Minahan and Westwood were declared elected.

The vote on the sprinkler waiver showed 76 in favor, none opposed. We will file the necessary papers with the County Clerk to receive our official waiver.

Jim then shifted to the Board of Directors' agenda for today's meeting.

MAINTENANCE: The sprinkler system has been repaired at a cost of about \$7000.00 in anticipation of the 8-10 building inspections due this spring.

The building has been totally rewired for cable TV with the exception of two units who opted out of the new wire. Direct TV all-inclusive service is now an option on an individual basis. We have the required infrastructure, individual owners must request the service.

The Board approved the purchase and installation of up to 10 security camera to be placed about the premises.

The Board authorized Tom to purchase, construct and install large lockable mailboxes underneath the current small boxes for added security of large packages. If a large package is received, a key will be placed in the recipient's mail box to open the large box. The key will then be placed in the large box to be returned to the mail room.

We are having some problems with pest control personnel turnover and security. We will initiate a program of escorts as the exterminator goes unit to unit. Volunteers are encouraged to apply.

In case of an emergency, we need a list of occupants who are, or who are expecting to be incapacitated and will need assistance in evacuating the building. This list will be posted on the emergency board used by first responders near the office. It will not be publicly posted.

See Tom if your dryer vents need cleaning or if you are planning to install a new dryer.

The pool will be recoated as soon as weather permits. The right conditions are necessary for the coating to dry properly.

NEW BUSINESS: The Board reaffirmed its policy of charging \$200.00 for a replacement door key.

A request to attach an appliance to a balcony railing was denied. Nothing may be affixed to the railings on a permanent basis according to our condominium documents and policy.

Our insurance regulations require that bicycles be stored in designated storage areas away from general foot and car traffic.

There were no additional comments from the members or the Board and the meeting adjourned at 12:35 PM.

Respectfully submitted,

William Hopson, Secretary