

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

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 18, 2016

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Mary Burgos, Bill Hopson, Allyson Huskisson, Bob Minahan, Jim Stanton and Teri Westwood were present. Also attending were Tom Pawson, Maintenance Manager, and Debi Pawson, Office Manager. All notices had been properly posted and a quorum was present to conduct business.

President Stanton asked for a moment of meditation in memory of Rich Scholten, who passed away, and for Jo Campbell and Joyce Gilliland who have moved into residence homes.

Minutes of the previous meetings were approved as distributed.

CORRESPONDENCE:

2 e-mails relating to TV service

Letter concerning proper operation in the garage.

Letter confirming approval of retro-fit of sprinkler system.

Butch Malo of Advanced Cable TV Service was present to respond to problems with TV reception. He will meet with Verizon reps to see if their equipment might be causing the interference. We expect a response soon.

FINANCIAL REPORT: We are currently running ahead of our projected budget outlays mostly due to pre-paid expenses, but we expect to make up the differences as the year progresses.

Only 1 unit is currently in arrears on the monthly maintenance fee.

We just received the preliminary report on the formal audit. The report indicates that we are +/- \$100.00 apart in our records. Jim will respond, and the report will be available to all owners when it is finalized by the accounting firm.

MAINTENANCE REPORT: Tom: DIRECT TV SERVICE IS NOW AVAILABLE TO ANYONE WHO WANTS TO SUBSCRIBE.

Owners and tenants are again reminded that NO METAL FURNITURE SHOULD BE IN CONTACT WITH THE BALCONIES' PROTECTIVE COATING. Metal furniture, coated or not, will rust and cause damage to the balcony surface. Owners will be assessed the cost of any repairs necessitated by such misuse.

Due to State law and insurance restrictions, NO GRILLS WILL BE PERMITTED ON THE BALCONIES OR ANYWHERE ON THE GROUNDS OF OVM.

Additional security cameras are being installed about the building and the pool area.

The pool has been resurfaced and re-grouted. The kiddie pool has been painted and is waiting on health inspection checks before refilling.

There is an ongoing problem with insect infestation in the building compounded by the fact that not all units receive our contracted services. We now have pest control keys and staff escorts to all units.

A motion by Allyson Huskisson, seconded by Terri Westwood, that EVERY UNIT must be exterminated at least bi-monthly unless specifically exempted by the Board was approved unanimously.

Notices will be posted to notify every one of the new requirements.

The main water supply piping and check valves need repair and replacing. Tom is negotiating the price and procedures for the repairs. The building water will have to be turned off during the process and all occupants will receive adequate notice.

Tom proposed to install wind breaks around the front entrance. After visiting the site and examining the product, the Board approved the installation.

All inspections are completed and passed.

Unit 121 bathrooms will be up-graded from the original installation.

One unit needs to replace inoperable sliding doors. This is a serious safety hazard. The owner is financially unable to do the necessary repairs. The Board agreed to front the cost of replacing the doors. In return, we will collect the rent from the unit and apply it to the monthly maintenance plus the costs of the repairs.

A committee was formed to up-date and refresh the lobby fixtures and furnishings. Pinky, Allyson and Debi will coordinate.

The July meeting date was changed to the 27th.

Meeting adjourned at 1:35.

Respectfully submitted, William Hopson, Secretary