

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

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS WORK SESSION

May 9, 2018

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Bill Hopson, Bob Minahan, Jim Stanton, Terri Westwood, Regina Lawler, Chuck Hall and Jeff O'Donnell were present. Also present was Tom Pawson, Maintenance Manager and Debi Pawson, Office Manager. Notices had been properly posted and a quorum was present to conduct business.

Minutes of the previous meeting was approved as distributed.

CORRESPONDENCE:

Letter from South Beach Condo re: closing of South Beach walkover to all but their residents.

Violation notice to owner of #713 re: short term rental and damage caused by renters to front door and flower pots.

FINANCIAL REPORT: Jim reported that dollar-wise we are right on budget for the year to date. Our cash flow is adequate and the reserves are being built up. Only 2 units are in arrears; one is in foreclosure and the other is involved in a reverse mortgage situation. We have purchased a new computer for the office and some new furniture for the pool area. Our insurance package has been renewed with added coverage for terrorism protection.

Water use is still a large expense even after the major repairs done last winter. We are searching for additional leaks.

MAINTENANCE: Tom reported purchase of an umbrella, table and 4 chairs for the pool area. New locks on rental space in basement for a new tenant. The roof re-coating has been completed, and the roof is secure. Stairwells are being repainted and palm trees trimmed.

A leak in the swimming pool has been repaired in-house with a savings of about \$2,800.00. We will track water use to see if this repair helps to lower the monthly water bill.

15 roof ventilation fans have been purchased and 5 fans have been replaced to date.

Tom asked for Board direction on replacing the solar heating system for the pool. After discussion, the Board approved by a vote of 6-1 \$6,250.00 to have a new system installed.

Tom asked about suggestions to replace the carpeting in the elevators. By consensus, Tom was asked to explore other flooring options that were harder surfaced and thus easier to clean and maintain.

Tom also brought up the idea of barring dogs in the lobby due to recent unpleasant incidents. It's not fair to ask employees to continually clean up dog excrement from the elevators and lobby. The Board asked for all dog owners' cooperation and continued vigilance by everyone in spotting offenders. The Board then tabled the suggestion until the new documents are in place.

Tom complemented Maria, our new custodial hire. He praised her performance and her work ethic.

NEW BUSINESS: The letter from South Beach prompted another discussion about our un-useable walkover. Again the owners were

advised that the Township has acknowledged ownership of the walkover, plans to repair it, but has no funds to do so at the current time. Signs will be posted at the pool gate to remind beachgoers to turn left and use the crossover at the street end.

A question from the audience asked about the water bill and the price of water. After an initial decrease from the water main repairs, the flow has increased again. Unseen leakage is a problem. Maintenance found and stopped one this morning. We hope the pool repairs will do much to solve the problems.

The kiddie pool has problems with the Board of Health. They would like a separate filtering system for each pool which will be prohibitively expensive. We cannot mix water between the two pools. As a trial to save money and workers' time, the Board authorized opening the kiddie pool only between Memorial Day and Labor Day.

All owner and tenants are urged to abide by the posted pool rules. Food and glass containers should not be inside the pool area.

No further business came before the Board and the meeting adjourned at 12:35 PM.

Respectfully submitted,

William Hopson, Secretary