

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

Nov. 16, 2016

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Mary Burgos, Bill Hopson, Allyson Huskisson, Chuck Hall, 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.

Minutes of the previous meeting were approved as distributed.

CORRESPONDENCE:

Letter from #816 objecting to the proposed budget increase

Note from #620 commending staff for actions during storm

Note from Maintenance Mgr. thanking staff and volunteers for help above and beyond during and after the storm

Letter from #615 requesting Board's reconsideration of restrictions imposed on Oct. 26, 2011

Letter from FEMA clarifying assistance rules

Notices and emails regarding dog wastes and failure to clean up in and around the 4th floor and garage.

Letter from #313 concerning water damage from unit above.

Various emails concerning unit #413 and disputes with staff

FINANCIAL REPORT: Jim discussed elements of the proposed budget for 2017 including the need to make up for an anticipated \$10,000 shortfall for 2016. We had some excessive unanticipated expenses along with repairs necessitated by Hurricane Matthew. We are working diligently to recoup some of the monies spent and to find ways to increase our cash flow.

MAINTENANCE: Tom gave the Board a listing of the major maintenance projects underway and/or completed since the last meeting. He included a report on the damages to the building and its components caused by Hurricane Matthew. Both reports are attached to these minutes and are made a part thereof by reference.

A new operator for the garage entrance door is on order to replace the current one that is prone to malfunction. It will include a red/green signal to let drivers know when it is safe to proceed.

Unit #121 has been up-dated with a new kitchen and bath.

Lobby painting is completed and new carpet installed on 1st floor.

The generator was overworked during the storm and Tom would like to purchase a portable unit to run fans to cool off the over-heated generator.

Animal excrement in the lobby, garage and 4th floor hallway are an ongoing problem.

COMMITTEES: Bill reported slow progress in trying to negotiate a working agreement with Direct TV to provide broad service to the entire Condo. Getting to meet with the upper management is difficult to arrange. We will keep trying.

Bill also reported on the state of washer/dryer replacement. There are several options under consideration and he recommended no action be taken at the present time pending more investigation into the matter.

BUDGET FOR 2017: Jim opened the floor for discussion on all line items and explained the rationale for each figure.

A MOTION BY BILL HOPSON, SECONDED BY CHUCK HALL, TO ACCEPT THE BUDGET FOR 2017 AS PRESENTED WAS APPROVED BY A VOTE OF 6-1 WITH ALLYSON HUSKISSON DISSENTING.

The Board listened patiently to a protest from the owner of #413 concerning her complaint of unfair treatment by the Board and staff.

The Board then adjourned to executive session to discuss several sensitive matters:

The request by #615 to void the restrictions of our prior agreement was denied. A letter will be sent stating our decision.

Unit#111: We are collecting the full rent to offset the shortages in the monthly maintenance account. A letter will be sent to the tenant agreeing to provide A/C equipment and to recoup the costs on a scheduled basis.

Unit#413: The Board discussed the problems concerning this unit and took no action other than agreeing to continue to monitor the situation and take any actions as necessary to protect the staff and our property.

No further business came before the Board and the meeting was adjourned at 1:55 pm.

Respectfully submitted,

William Hopson, Secretary