

Oceanview Manor Condominium Association, Inc.

3600 S. Oceanshore Blvd. Flagler Beach ,FL 32136

Minutes of the Board of Directors Meeting Nov. 13, 2019

Association president Jim Stanton called the meeting to order at 11am. Directors Bill Hopson, Chuck Hall, Bob Minahan, Terri Westwood, Regina Lawlor, and Jeff O'Donnell 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.

President Stanton noted with regret the passing of owner John Haile.

Correspondence:

- Letter from owners of 821 addressing the noise that comes from the wind when it blows through the railings on the balconies.
- Violation was issued to owner of 620 for taking a dog through the lobby
- Violation was issued to owner of 524 for a tenant having 2 dogs

Letter was received from owner 313 Landscape committee chair person on the progress of the revitalization and up-grading of the current flower beds. It is a work in progress and any help would be greatly appreciated.

Financial Report:

Jim reported on the 10 months operations ending on Oct. 31st. We are slightly ahead of budget. We did have a loss of income from the foreclosure of 818. The bank took advantage of a Florida law and only paid us 1% of the outstanding mortgage. We suffered a \$5,000.00 loss from that unit.

More financial information was provided as Jim went into a line by line explanation of the proposed 2020 budget, a copy of which is attached to these minutes.

The budget will have a total increase of 3.028% which will be due to an increase in the amount to fund the reserve account. There is actually a decrease in the operating costs of 0.73%.

Tom negotiated a great deal with the generator company and we must give them a \$30,000.00 deposit at this time to make this point of sale.

Jim opened the meeting to discussion on the proposed budget by board members and those owners in attendance. The discussions were those of praise for the lean budget.

A roll call vote resulted in a 6-0 approval and the budget was adopted.

Maintenance Report: attached

Report from Secretary: The document revisions are now to be filed with the county. When this process is completed the owners will receive the new documents in some form.(electronic/paper)

Report of Municipal Liaison:

Dave Torma was not present. Jim once again praised the great job Dave did by getting results on the walk-over. He also encouraged anyone to attend Flagler Beach town meetings.

Comments and Discussion by unit owners:

Owner of unit 724 was concerned about an increase in maintenance salaries.

Owner of unit 324 took issue with the time frame that occurred with the document revision voting.

Owner of unit 713 questioned life of the south entry garage door. Should it be replaced?

No additional business was brought before the Board, and the meeting was adjourned at 12:12