

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

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

Sept. 14, 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: A letter from us to the City of Flagler Beach and a follow up letter from The City to the owners of unit #722 ordering them to cease and desist the short term rental of that unit without the proper permits.

An e-mail from an owner in regards to an incident involving objects left in the hallway.

FINANCIAL REPORT: Jim distributed copies of the proposed 2017 budget for the Board's consideration along with his explanation of the listed items.

Currently we are approximately \$20,000 over budget for 2016. It now appears that we will have to make up at least \$10,000 in the 2017 budget

We have collected every maintenance fee due us with the exception of one unit with a \$3,283 shortage. We are collecting the unit rent and are recouping a net of about \$100.00 per month to put towards the shortage.

The Board suggested that the anticipated revenue from vending machines may be over optimistic and recommended it be reduced by \$2,000. Jim will re-work the figures and e-mail copies to the Board members.

The final budget will be voted on by the Board at the November meeting.

**MAINTENANCE REPORT:** Tom gave the Board a list of projects completed and underway since the last meeting which are attached to these minutes by reference.

- The water main pipe has been successfully repaired.
- A faulty garage door caused damage to a car, we covered the damage and repaired the door.
- Surveillance cameras caught several animal "accidents" in the building. The owners were notified and asked to exercise more care.

Tom asked for and received Board permission to place a railing and/or other safety devices to help prevent accidental falls at the building entrance.

Tom presented 2 proposals to refurbish the lobby. The Board approved a \$1,930.00 contract with C&L Painting to repaint the lobby area and rejected the \$2,340.00 proposal to remove the popcorn ceiling and re-seal and paint the affected areas.

The commercial washer/dryer contract is up for renewal. Bill will work with Tom to recommend how we should proceed.

Installation of Direct TV service to individual units has hit a road block; mostly over money. Tom, Bill and Pinky will try to meet with a Direct TV administrator and look for a solution we can all live with.

The storage room rentals need some promotion. Not much interest has been shown in the vacant space. A discussion showed some unhappiness with the new rates and the flat fee for rooms of differing sizes.

The Board agreed to allow the tenant who has pre-paid the rental of one large room to continue at the pre-paid rate until the rental year is up in Feb. 2017, and then the new rate will go into effect.

Tom will measure the square footage of each room and the Board will then discuss adjusting the rates.

Flagler Beach has asked for a listing of any OVM resident who may require assistance in the event of an emergency evacuation of the area. Debi and the staff will compile the list.

No further business was brought before the Board and the meeting was adjourned.

Respectfully submitted,

William Hopson, Secretary