

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

SEPT. 9, 2017

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Chuck Hall, Bill Hopson, Bob Minahan, Jim Stanton, Regina Lawler and Terri Westwood were present. Also present was 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 violation notice concerning fireworks on the balconies was returned with apologies from the owner and a promise to speak with the rental agent involved about proper vetting of prospective tenants.

Financial and budget report: All units are paid up to date with the exception of one unit that is +/- \$2,500 in arrears. We are collecting the rent from that unit and paying the monthly maintenance. The balance collected goes to reducing the monies due.

We are currently about \$13,000 overspent on the 2017 mid-year budget.

Contributing factors include much lower than anticipated revenue from the vending machines, increase in costs for the new wi-fi service and leakage from the main water line service.

Repairs to the water service will cost approximately \$50,000.

The budget shortfall and the cost of the water line repairs will be covered by the reserves; that money plus building paint purchased will have to be added to next year's budget.

Jim gave the Board a budget proposal worksheet in preparation for November's formal budget presentation. The Board is to study the proposals and offer any modifications before the next meeting.

By-law Committee: Bill reported progress in simplifying the current by-laws. No new amendments have been added yet. The next step is to do the same thing with the Declaration of Condominium which is the real governing document for our Association.

Chuck asked that anyone who has an idea of what may be added or subtracted from our current to communicate it to us or to Debi, who will pass it on to us.

Maintenance report: Tom gave the Board a maintenance report for September. Of special note were materials for re-coating the roof were purchased and awaiting proper weather conditions for application; 27 additional sources for internet service were set up; we have purchased extra fuel and diesel and filled extra sandbags in preparation for the anticipated storms.

The water supply line replacement is underway, this requires that our entire water system be brought up to code. The swimming pool has a structural crack which has to be repaired when swimming winds down.

Public comments and questions: One question was asked concerning the security of our new internet system. There are two ways to connect; the unsecured service is for TV and the secured service is for internet and "smart" TVs. Although the access code is the same for everyone, there is no connectivity between individual units.

Adjournment: 12:30 PM.

The Board convened in executive session to discuss pending legal matters. No formal action was taken.

Respectively submitted;

William Hopson, Secretary