

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

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS WORK

SEPT. 12, 2018

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Bill Hopson, Bob Minahan, Jim Stanton, Terri Westwood, and Regina Lawler, 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.

In his opening remarks, Jim Stanton asked for a moment of silence in remembrance of long-time owner Carl Music and long-time tenant Gary Ramsey who both recently passed away.

He also asked for best wishes and a speedy recovery to Director Chuck Hall who recently suffered a medical incident.

He then introduced Jim Anderson, our new maintenance assistant.

Minutes of the previous meeting were approved as distributed.

CORRESPONDENCE:

Alty; questions on window replacement

Murray; questions on walkover and pool access

Torma; wreaths in lobby

FINANCIAL REPORT: Jim recapped the current financial condition of the Association and pronounced it sound, even though we are presently approximately \$3,800 over budget. He summed up the

reserve account transactions to date and said the account will need to increase to cover the cost of a new generator planned for 2019.

Jim then introduced the preliminary budget for 2019 which contains a 2.23% increase due mainly to the very large increase in the water charges by the City. Without that increase, the proposed budget would show little or no rise from 2018.

Unit 111 has been sold and we have recouped all arrears

MAINTENANCE REPORT:

Tom submitted the bi-monthly maintenance report noting that hurricane shutters have been installed on the meeting room door and windows, required cleaning and rust proofing of the elevator pit has been completed in-house, the North garage door has been replaced, roof inspection has been done and we are awaiting the report, and a lattice deco fence has been installed to cover the new water valves out front. The full report is attached to these minutes by reference.

DOCUMENT REVISION REPORT:

Bill reported that the proposed re-write of the documents has been completed and vetted by our Attorney. After review by co-chair Chuck Hall and Jim Stanton, the documents will be prepared for distribution and approval by the membership.

OLD BUSINESS:

All problems with unit 413 have been resolved.

Our Attorney is handling matters with 419 reverse mortgage.

A settlement and Release agreement has been signed by both parties in the matter concerning the assignment of parking spaces. The Attorneys will close their files as the matter has been resolved.

NEW BUSINESS:

Response to Alty letter: The Board's position on window replacement is that the statutes and documents are muddled and replacements are and have always been the prerogative of the unit owners. The Association will do all it can to limit exposure to the elements. Owners may, at their discretion, under take any replacement at their own cost.

Response to Murray letter: Many times we have emphasized the fact that the City of Flagler Beach owns the walk-over and that they will replace it when funds become available. We do not want to incur the legal and financial burden of ownership of the walk-over. Our insurance does not cover it and ownership would add to that expense. When unauthorized individuals try to intervene in any of the Board's business, it only complicates matters. We don't deal with "Penny", we are in contact with the officials in charge. If any owner wants answers to Association matters, contact the office first.

We are not a "public pool", it is only available to owners, tenants and guests, and we are not legally required to install handicapped access to the pool.

Response to Torma letter: The Documents say no commercial use of the building is permitted. The wreaths would be OK, but not the card or any form of advertising. The bulletin board in the elevator lobby in the basement is for small advertisements.

Board business was completed and the session was adjourned at 12:15 PM.

Respectfully submitted,

William Hopson, Secretary