

Oceanview Manor Condominium Association, Inc.

3600 S. Oceanshore Blvd. Flagler Beach, FL 32136

Minutes of the Board of Directors Meeting 9/25/19

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 were Tom Pawson, Maintenance Manager and 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.

Correspondence:

1. Letter from new owner of Unit 611 wanting information on how to keep a "grand- fathered" short term rental license.
2. Letter from Unit owner of 612 complaining of the new rule banning dogs from the lobby area.
3. A letter from Unit owner of 313, commenting on the poor condition of the grounds. She volunteered to purchase plants and to try to start a community herb garden. This letter sparked an interest and a new Landscape Committee was formed to be headed by Lorna Ballard of 313 and joined by 117 and 422. Hopefully many other owners will join.

Financial Report:

Jim provided an analysis of operations and preliminary budget as of Aug. 31, 2019. At the current time we are on budget, due to a transfer

of funds from the reserve to the operating account to cover the many “one-time” expenditures.

Currently we are in negotiations with the bank who took ownership of unit 818. Due to Florida statutes we will not be getting all the monies owed to us by unit 818. We will only get 1% of the outstanding mortgage and not the 12 months of unpaid maintenance. The association will have to absorb \$2500.00.

The proposed budget for 2020 will be 3.028% increase. This is due to an increase in funding the reserve account by 3.75%. The reserve account has been depleted and needs to be replenished. There are Florida mandated requirements for items such as painting ,and roof repair. The first order of business in the new year will be to replace our 35 year old generator.

Maintenance Report:

Attached

Report from Secretary:

Within the 90 day window we did get 75% response for the document revision. Everything was done with the guidance of our attorney.

The document revisions were approved by the membership.

86- members voted to approve

11- Members voted NOT to approve

15- Members did not respond

A motion to accept the revised documents was passed on Sept. 25, 2019 and passed unanimously .

At this point in the process, Bill will submit a clean copy to the attorney and the recording process will begin with the county.

Once this is complete, they will be re-produced and in some form (paper/paperless) be given to every owner.

Report of Municipal Liaison:

Dave Torma, unit 411 was not present but provided his report:

The walkover will be completely repaired upon the end of turtle nesting season, which is Oct.31st.

A notice of Public Meeting by the City of Flagler was posted.

The Board made a motion to acknowledge the “Superb” job that Dave Torma did to have the city commit to a definitive answer of their ownership of the walkover.

New Business:

Resolution was passed to send a letter to unit 517 who is now 4 months in arrears in their maintenance. The letter explains that their rights to use the common elements, such as tv, internet, pool and spa have been suspended until they are paid up to date.

Resolution was passed to send any unit owner a letter at 60 days past due, letting them know that they will have these rights suspended at 90 days.

Comments and Discussion of unit owners:

Unit 324 wanted assurances that the document revisions were done completely lawful. Mr. Hopson assured him that our very competent Condo Attorney approved the entire process.

Adjournment:

No further business came before the Board and the session was adjourned at 1:45 pm.

Closed Session:

The closed session of the Board Of Directors was held to discuss sensitive personnel matters. No formal action was taken.

Respectfully submitted,

Debi Pawson

Assistant recording Secretary