

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 18, 2017

The Annual Meeting of the Membership was called to order by Association President Jim Stanton at 10:00 AM.

The Secretary certified that all notices and information pertaining to the meeting were properly filed and posted according to laws of the State of Florida and the governing documents of the Association.

Minutes of the Annual meeting and Board reorganization meeting were approved as distributed.

Board members Mary Burgos, Chuck Hall, Bill Hopson, Bob Minahan, Maintenance Manager Tom Pawson and Office Manager Debi Pawson were introduced by President Stanton.

The Secretary, Bill Hopson, certified that 61 proxies were received and with 28 members in attendance, we have a quorum present to conduct the meeting.

The Secretary also certified that vote to waive the formal audit of finances was approved by a vote of 43 yea and 12 nay.

There was no contested election for the open seat on the Board and the Secretary certified Regina Lawler as elected to that position.

Regina was given a warm welcome and Allyson Huskisson, who retired from that seat, received thanks and gratitude for her contributions the Board and to the Association.

Jim gave a brief review of our 2016 budget and stated that we are in sound financial position.

No questions were raised from the floor and no new business was brought before the membership.

The Annual meeting adjourned at 10:15 AM.

Respectfully submitted,

William Hopson, Secretary

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

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MINUTES OF THE BOARD OF DIRECTORS MEETING

MARCH 18, 2017

Association President Jim Stanton called the meeting to order at 10:20 AM. Directors Mary Burgos, Bill Hopson, Chuck Hall, Bob Minahan, Jim Stanton and Regina Lawler 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.

FINANCIAL REPORT: Jim reported that as of the end of February, 2017 we are basically on budget and our finances are sound. Only one unit is in arrears. We are collecting the rent for that unit, covering the current maintenance and applying any monies left over to the amount owed.

We now own the building washing machines on the 2nd through the 8th floors. The vacated laundry rooms on the 1st and 9th floors have been rented and the \$110.00 per month rent is being applied to reserves. The rent income and savings from not leasing the machines will return the cost of the new appliances in 2-3 years.

CABLE TV AND INTERNET: A new proposal has just been received from Advanced Cable. This proposal would provide additional TV channels in Hi Def and 400mbps internet service to all units. Condo funds would cover all costs on this bulk contract.

THE BOARD UNANIMOUSLY AGREED TO MOVE ON THE PROPOSAL AND REACH FINAL AGREEMENT WITH ADVANCED CABLE.

After discussing the ADA requirements for the pool and the need to update our by-laws to meet current practices, the **BOARD AGREED TO PUT Mary Ellen Ostendorff, esq. on retainer to provide advice and service to the Board on matters such as the ADA requirements and by-law revisions and any other matters that would benefit from legal advice.**

MAINTENANCE: Tom's full report is attached to the minutes and made a part thereof.

Water overuse is becoming expensive. We need to eliminate all leaks and we urge all occupants use water wisely. We may need to put water meters in each unit.

The front entrance has been up-graded with new handrails, paint and plantings.

We successfully completed the annual fire extinguisher and Insurance Appraisal inspections.

The Diesel generator tank needs to be replaced with a new storage system. The old in-ground tank will be filled with sand and capped.

Occupants are reminded that the sewage drains are not all-purpose disposal units. Flush only what's supposed to be flushed, not construction debris.

No further business came before the Board and the work session was adjourned at 12:05.

Respectfully submitted,

William Hopson, Secretary

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MINUTES OF THE BOARD OF DIRECTORS REORGANIZATION MEETING

MARCH 18, 2017

Association President Jim Stanton called the meeting to order at 12:10 PM. Directors Mary Burgos, Bill Hopson, Chuck Hall, Bob Minahan, Jim Stanton and Regina Lawler 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.

The Board welcomed new member Regina Lawler and expressed thanks and gratitude for the service provided by retiring member, Allyson Huskisson.

Officers elected for 2017 are:

Jim Stanton, President Chuck Hall, Vice-President

Bob Minahan, Treasurer Bill Hopson, Secretary

Meeting dates for the rest of the year are: May 10, July 12, September 13 (budget work session), and November 8 (annual Budget Meeting).

All dates subject to change if the need arises.

The meeting adjourned at 12:30 PM

Respectfully submitted,

William Hopson, Secretary