

# **OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.**

**3600 SOUTH OCEAN SHORE BOULEVARD**

**FLAGLER BEACH, FL 32136**

## **MINUTES OF THE BOARD OF DIRECTORS' WORKSHOP**

**JULY 18, 2012**

President Jim Stanton opened the meeting at 11:00 AM. Directors Pinky Burgos, Bill Hopson, Jim Stanton and Terri Westwood were present along with Maintenance Manager Tom Pawson and Office Manager Debi Pawson. A quorum was present to conduct business. Minutes of the previous meeting were approved as distributed.

Jim Stanton nominated Norma Friel to replace Rosemarie Claxton who has resigned from the Board due to health issues. The nomination was approved unanimously and Norma was warmly welcomed and was seated with the rest of the Board.

Jim also welcomed Marc and Andy Harting, sons of the late Karin Harting. Marc spoke of Karin's feelings for OVM and how they enjoyed meeting everyone.

### **CORRESPONDENCE:**

- Letter from Ron DeFilippis complimenting the Board and staff for the building improvements and cleanliness. He especially noted the efforts of Tom and Debi Pawson.
- Letter from Jeff Burgess complaining of water leaking through his ceiling from the unit above.
- Letter from Chris Labour regarding the on-going dog problem and the security of the parking garage.
- Letter from the Board to all 8th floor residents regarding cigarette smoke odors permeating the corridors and causing distress to other residents.
- Letter from Chris Labour referencing Condominium Documents relating to some issues discussed at the May 9th meeting.
- A note from Susanna Knight asking the Board to entertain the idea of purchasing new fitness equipment.

- A note from renters in #214 complaining of incessant dog barking in the unit above. Several other complaints were also received about two dogs in the one unit and the continual barking and crying.
- A note from unit 617 complaining about someone washing and drying a dog blanket in the laundry room and leaving dog hairs all over.

**FINANCIAL REPORT:** Jim Stanton reported good news; there are no serious delinquencies in revenues. 6 months expenditures are below the budgeted amount in the operating part of the budget.

The preliminary budget for 2013 is due in September. Early indications are that the cost of insurance will rise between 10 and 15 per cent. Money has continually been put into reserves for roof, painting and pavements. We also have reserves for other maintenance areas. The building painting has been funded through our reserves.

The Financial Report was approved as presented.

Jim announced that a professional photographer has taken 24 photos of the building and recorded them on a DVD. The Association has purchased 2 large prints. Unit owners can order individual prints. Debi has a list of sizes and prices.

The Board decided to offer copies of the DVD for sale at \$25.00 each. Any proceeds from the sales will go to offset the cost of the pictures we purchased.

**MAINTENANCE REPORT:** Tom reported that since the last meeting the 2nd floor carpet has been replaced. Normally the scrap pieces would be used to re-carpet the elevator cars, but this has been done 6 times in the last year due to dogs soiling the carpet. The 3rd floor and the elevators will not be redone until the offending dog(s) are no longer here.

Tom has replaced the main pool pump and the garage entrance door motor.

The sump pump was replaced and the discharge piping has been re-routed to by-pass a break in the discharge pipe under the garage floor.

the 1st, 2nd and 8th floor had blockages in the waste pipes. They have been repaired as needed. Some electric chases from the roof have been leaking and need to be caulked and sealed.

FPL is developing plans to install "smart meters" to replace the current style meters. We are trying to delay the installation as long as possible due to potential interference with other electrical and TV services in the building.

The shower and sauna mold has been corrected. New slider doors have been installed in unit 121.

2 lockers in garage have been cleaned of mold and can now be rented.

The ceiling in #222 has been repaired. Unit# 322 directly above has badly corroded tub and it leaks when the owner washes her dog. She has not been helpful in solving the problem. Tom will try to seal the leaks in the tub.

There is a broken window on the 8th floor which is only protected by a storm shutter. The owner is contacting the Insurance Co. to see if there is any coverage.

There is a dead palm tree in front of the building. Tom will see if we can replace it ourselves.

During the painting project problems surfaced with the coatings on some balconies. Tom is working on a solution.

The \$5.00 charge for use of the BBQ grill does not come close to the cost of propane and cleaning. Tom was advised to secure the grill inside and have it available only for Association functions. Individuals will have to furnish their own grills and clean-ups.

The laundry rooms and the tennis court both need some TLC. Tom will provide as time and funds permit.

Tom asked for and received permission to purchase a gasoline operated generator to operate the sump pump if the power goes off in a storm.

Painting of the building has been completed. 23 balconies needed serious repairs, 7 sliders repaired, 8 corner pilaster cracks have been cleaned out and repaired, 6 railings repaired and all shutter casings cleaned. The cheapest bid for painting only was \$98,750.00. Our cost including all of the repairs totaled \$75,650.

The Board accepted the report with appreciation and thanks for a job well done and the large financial savings.

Terri Westwood suggested and the Board unanimously approved a \$5,000.00 performance bonus to Tom for efforts above and beyond his normal scope of duties.

**OPEN SESSION:** A general discussion was held concerning the proposed by-laws revisions, the on-going dog problems and the problem of rental units that are not registered with Flagler Beach. No decisions were reached and those topics will be on September's agenda.

No further new business was brought before the Board and the meeting was adjourned at 1:15 PM.

Respectfully submitted,

William Hopson, Secretary