

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 16, 2014

Association President Jim Stanton opened the meeting at 11:00 AM. The Secretary stated that notices were properly posted. Directors Mary Burgos, Bill Hopson, Eunice Poole, Jim Stanton, Allyson Huskisson and Bob Minahan were present. Also attending were Tom Pawson, Maintenance Supervisor, and Debi Pawson, Office Manager.

Minutes of the previous meeting were approved as distributed.

Correspondence:

Letter from Servpro re: Tom's excellent cooperation

Letter and note from #513 re: unauthorized access to unit

Reply letter from OVM re: 513 complaint.

Letter from tenant #811 re water damage to vehicle

President Stanton welcomed back Tom who is still recovering from his recent illness and complimented those who pitched in during his absence.

New Business: Tom responded to #811 letter; corner is being repaired and we will compound the car.

Response to #513 complaint; the problem lies with the owner, not us.

Jim proposed that Tom continue as Building Manager with some adjustment in his duties. He will move to a more supervisory position with help from Debi and an assistant to be selected by Tom to do the physical part of the work. Debi will remain as Office Manager.

The Board unanimously approved this new arrangement.

Financial Report: The 6-months report showed us to be basically on budget. All required reserves are in compliance. Jim said that the 2015 budget may have to be increased to replenish the depleted deferred maintenance account which was used to fund the roof project.

Maintenance: Tom reported repairs to ventilators, elevators, locks, hot water valves, and painting of the post and rails on the tennis court.

New Business: Don't forget to contribute to the landscaping committee; your dollars are what makes the program work.

The proposed September meeting date will be moved to later in the month. Debi will poll members and set the date.

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

Respectfully submitted,

William Hopson, Secretary