

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

Sept 17, 2014

Association President Jim Stanton opened the meeting at 11:00 AM. The secretary announced that all notices were properly posted. Directors Mary Burgos, Bill Hopson, Jim Stanton, Allyson Huskisson, Bob Minahan and Terri Westwood were present. Also attending were Tom Pawson, Maintenance Manager and Debi Pawson Office Manager.

Jim asked for a moment of reflection honoring the passing of R.J. Moore, a long time tenant and Debbie Dallas, a unit owner.

Minutes of the previous meeting were approved as distributed.

Jim announced the resignation of Director Eunice Poole and nominated owner Mark Plante to fill the unexpired term. The Board accepted the resignation with regret and unanimously approved Mark's appointment. While at home in Canada, Mark will join the meetings via video-conferencing.

CORRESPONDENCE: The Secretary read a long list of letters and e-mails concerning the rank odors and stench from Unit 513 and the housing of more than one animal in violation of the Association's rules of conduct. Also read were several replies from the owner involved regarding the Notice of Violation she received and complaining of harassment.

In accordance with Florida Condominium Law, Jim appointed a grievance committee of John Lafort, Lisa Moore and Elaine Torma to contact the owner requesting immediate action to rectify the situations and to inform her of the possibility of a fine of \$100.00 per day if she does not comply. The Board gave its unanimous approval.

FINANCIAL REPORT: Jim reported that the budget to date is in good shape. We are approximately \$6,500 under anticipated expenses, which if they hold throughout the remainder of the year, will basically offset last year's shortfall of about the same amount. Only 2 units are in serious arrears. One is habitually late with payments and the other is tied up in Banking/foreclosure problems.

PROPOSED BUDGET 2015: Jim presented a proposed budget for 2015 for the Board's consideration. The proposal called for a 3.9% increase over 2014. Jim attributed the increase to:

Deferred maintenance replenishment for roof expenses this year.

Lower receipts due to expiration of a contract with #615.

Provision for expenses for a possible formal audit.

New contracts and realignment of the maintenance and office work force.

Tom Pawson will become an independent contractor and act as Building and Grounds Manager and Director of special Projects

A full-time maintenance man will be hired to perform the routine daily tasks required to keep the building running.

Debi Pawson and Eunice Poole will share office duties.

The Board accepted the budget proposal and the administrative changes for its consideration.

At this point, Mark Plante joined the meeting via tele-conference and was welcomed to the Board.

MAINTENANCE REPORT: In old business a slip and fall suit against us has been dropped by the complainant. The roof project has been passed by the City Inspectors. Health Inspection was passed. Tom has been unable to find new fire hoses with current dates of manufacture so no purchases made. Parking place #811 repaired and car cleaned. More repairs needed, materials on order.

Tom also listed repairs made to building and grounds and the addition of another handicapped parking place out front. Areas of future concern include re-working the garage ventilation system, repairs to the tennis court surface and continuing the balcony reconditioning.

Tom reminded all owners and tenants NOT to use metal furniture on the balconies. They will damage the surface. If the use of improper furniture causes damage after repairs are made, the owner will be assessed the cost of re-coating.

OPEN SESSION: After a discussion concerning our TV provider, Jim appointed Mark Plante to head a committee of volunteers to explore the possibility of improving our TV and wi-fi reception.

Owners and tenants were urged to donate to the Landscape Committee if they have not done so.

At this point the Board recessed to a private session to discuss contract negotiations and staff re-alignment.

When the session resumed, the Board approved a new contract with Tom Pawson, approved the office staffing and hired Doug Tracy as full-time maintenance worker.

No further business came before the Board and the meeting was adjourned at 12:35 PM.

Respectfully submitted,

William Hopson, Secretary