

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

**3600 SOUTH OCEAN SHORE BOULEVARD**

**FLAGLER BEACH, FL 32136**

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**November 11, 2015**

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Mary Burgos, Bill Hopson, Allyson Huskisson, Bob Minahan, Jim Stanton and Teri Westwood were present. Also attending were Director Marc Plante (via Skype); Tom Pawson, Maintenance Manager, and Debi Pawson, Office Manager.

Advanced Cable owner Butch Malo was present at the invitation of President Stanton.

All notices were properly posted and a quorum was present to conduct business.

Jim asked for a moment of reflection including remembrances for long time owner Fred Laney, who recently passed away.

Minutes of the October meeting were approved.

**Correspondence:**

A letter from Milo and Mae Grotti regarding 4 missing bicycles

2 letters from Attorneys at Chanfrau & Chanfrau regarding a suit for injuries claimed by a client.

A letter from Elaine Torma regarding the departure of our former custodian, Gilbert and complaints against the office staff actions and compensation.

A letter from Mary Burgos regarding the reaction to her questions about TV service from Butch Malo at Advanced Cable

4 e-mails regarding the on-going discussion of TV service and wiring.

At Jim's request, Butch Malo, after offering his apologies to Mrs. Burgos and to Linda and Dave Torma, presented his explanation of the current state of TV service and his proposed modifications. He also responded to questions from the Board.

Butch added that if you have a "smart phone" you can search "Flagler Beach TV providers," zip code 32136, click on Advanced Cable, and get the mostly current listings of what's on.

**Budget:** The Board continued its discussion on the proposed budget for 2016 with much discussion centered on the way the building could be re-wired.

**A MOTION BY BILL HOPSON, SECONDED BY ALLYSON HUSKISSON TO ADOPT THE BASIC BUDGET CALLING FOR A 0.64% INCREASE IN MAINTENANCE FEES AND ASKING TOM AND CREW TO CONTINUE WITH THE RE-WIRING IN-HOUSE AS TIME AND FUNDS PERMIT.**

**MARY BURGOS, BILL HOPSON, ALLYSON HUSKISSON, BOB MINAHAN AND TERRI WESTWOOD VOTED IN FAVOR AND JIM STANTON OPPOSED. MARC PLANTE WAS NOT PRESENT AT THE TIME THE VOTES WERE CAST.**

**The motion carried and the budget was set for 2016.**

**Financial report:** Jim reported that, as of the end of October, we were basically operating in line with budget projections and were on a sound financial basis.

**Maintenance:** Tom has hooked up one recharging station for electric cars. **The Board voted to charge a fee of \$12.00 per month plus hook-up fees for each station.**

Tom introduced two new members of the staff on a 30 day trial basis; Jim Baranoski, maintenance assistant, and Karen Kozlowski, custodial services.

**New business:** Tom was asked to notify the Grottis that during our efforts to straighten up the garage area, several unidentified bikes were donated to indigent people and some or all of theirs could have been in this group.

The Board took great exception to the negative comments in Mrs. Torma's letter, specifically the comments about Gilbert and the conduct of the office staff.

The circumstances surrounding Gilbert's departure involved mutual consent and was unanimously agreed to by all Board members as in the best interests of both the Association and Gilbert.

Everyone is reminded that the office and service staffs are employees of the Board of Directors and as such are required to perform assigned duties, often of a time-sensitive nature. They are not hotel concierges at the beck and call of owners and residents. While we make all efforts to accommodate owner's requests, unless it is an emergency, the staff

duties come first. When the sign says “office closed on Wed. mornings” it is because essential work is being carried out at that time. Please respect that.

As to the staff compensation, the Board feels that because of the extra time and effort the staff routinely performs on our behalf, the compensation they receive barely covers their contributions.

Criticism not based on fact helps no one. The entire staff has the Board’s complete support.

No further business was brought before the Board and the meeting was adjourned at 1:55 PM.

Respectfully submitted,

William Hopson, Secretary