

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE BOARD OF DIRECTORS' WORKSHOP

JULY 20, 2011

President Jim Stanton opened the meeting at 11 AM. Directors Mary Burgos, Bill Hopson, Bob Minahan, Jim Stanton and Terri Westwood were present. Directors Allyson Huskisson and Rosemarie Claxton were absent. Also present were Maintenance Manager Tom Pawson and Office Manager Debi Pawson.

Minutes of the May 11, 2011 meeting were approved as distributed.

Correspondence:

1. A letter was read concerning a dog running loose in the lobby area.
2. An e-mail concerning the Board's interest in renting unit #113 to recoup past due accounts was read.

Treasurer's Report:

Jim read and commented on the 6 month's financial report as prepared by Dave Doolittle. In summarizing, Jim said that we are actually operating slightly below our budgeted levels. Receipts are close to budget and disbursements are about \$3000 under budget.

Jim commented that most condos in the area are having collection difficulties. Dave and Debi are constantly on top of our situation and we have just 2 units that are in serious arrears. One is over \$8,000 behind and the other over \$2,000.

The tenant in #122 has paid up all past due accounts and is moving out. We plan to refurbish the unit and put it up for rental. We may have a long term lease available in November.

Maintenance:

Tom reported that since the last meeting all carpets have been cleaned, trees trimmed, areas pressure washed, painting and caulking of worn areas done, and 3 balcony outlets

replaced. There was one power outage and the generator worked fine. The new A/C unit in the generator room has made a big difference. Both pool lights are now on timers, but there are still some outdoor electrical repairs necessary. Most are due to deteriorated wires.

We are only 1 valve short of having 100% replacement of all unit's shut-off valves. A stone planter and flowers have been placed around the flagpole. Decorative rocks have been power washed and sprinkler lines re-routed. 3 more water heaters have been changed bringing the total to around seventy heaters. The garage exit door have new drainage wells and pipes.

2 fire sprinkler leaks repaired, 2 drainage leaks on the first floor repaired. 300 fire sprinkler heads need replacing. The roof drainage pipes on the 9th floor are in a sas state of repair. Toms showed samples of damaged piping he has replaced. He still has the North wing to complete. As he works on the piping, he is replacing the old electrical receptacles on the 9th floor. Eventually every floor will need new receptacles.