

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

NOV. 5, 2014

Association President Jim Stanton opened the meeting at 11:00 AM. The Secretary announced that all notices were properly posted. Directors 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.

Minutes of the previous meeting were approved as distributed.

2015 BUDGET: Jim reported that we are currently approximately \$7,800 under our anticipated expenditures. He anticipates that this should hold through the end of the year and effectively make up for last year's deficit.

The proposed budget has \$6,000 extra added to the reserve account to replace funds spent on the roof project. A new contract for the Maintenance Director, salaries for staff and the lost income from the expiration of a reimbursement contract account for the bulk of the 3.9% increase over last year.

There were no comments from the floor or the Board Members and upon proper motion, the **BOARD UNANIMOUSLY APPROVED THE 2015 BUDGET.**

CORRESPONDENCE: E-Mail correspondence between the Office and News-Journal concerning the replacement of the current carrier. A notice of violation from the Office about extra dogs in a unit. Both matters were settled satisfactorily.

MAINTENANCE: A leak in a 9th floor kitchen drain caused some water to intrude on the unit below causing some damage to the ceiling, walls and carpet. Tom stated

that the leak has been stopped and the maintenance crew is repairing the common areas. The unit owner's daughter strenuously object to Tom's evaluation and demanded that the Association repair all damages to the unit and replace the entire carpeting. The Board replied that the Association will repair the common areas including the wallboard, and that, by law, the paint and carpet were the owner's responsibility. Tom's investigation showed no sign of active mold growth in the affected area.

Since the last meeting the maintenance crew has re-directed 2 A/C ducts to prevent cross ventilation , diverted water leaks away from parking space 811, repaired balcony spalling (an on-going task), up-graded the cabana fixtures, replaced a timer in the garage door opener, worked on the tennis court surface, repaired a pool pump and replaced two tubs.

The 4th floor carpeting has been changed and the elevators were re-carpeted.

Unit #121 has new carpet, paint and fixtures to go with new tenants.

The elevator locator board has been replaced. Tom has had some reservations concerning the elevator mechanic's professionalism and effectiveness and is researching alternatives.

NEW BUSINESS: Concern was raised about the garage entrance door being left open all day. This was done to save wear and tear on the motor, but has caused some security concerns among residents. **The Board directed Tom to change policy and keep the door closed.**

The TV service committee reported progress on information gathering and is soliciting estimates for increased coverage. The Board will not authorize expenditures over and above what we are now paying for service. Additional fees would be the responsibility of the individual unit owners.

No further business and the meeting was adjourned at 12:30 PM.

Respectfully submitted,

William Hopson, Secretary