

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE BOARD OF DIRECTORS MEETING

SEPT 11, 2013

Association President Jim Stanton opened the session at 11:00 AM. Directors Bill Hopson, Allyson Huskisson, Bob Minahan, Jim Stanton and Terri Westwood were present. Also attending were Maintenance Manager Tom Pawson and Office Manager Debi Pawson.

Minutes of the previous meeting were approved as distributed.

Jim asked for a moment of silence in memory of long-time resident Murray Schneiweiss who recently passed away after a long illness.

Jim announced the resignation from the Board by Norma Friel as she has sold her unit and moved.

Jim nominated and asked the Board to approve **Eunice Poole** to fill Norma's unexpired term. The Board granted unanimous approval and Eunice assumed her seat on the Board. She has met all of the new State requirements for Board Members.

Correspondence:

A letter sent to the owners of unit #915 notifying them of a rules violation concerning two large dogs in the unit and asked for compliance in the future.

A letter received from a renter/resident in #811 listing items of concern and suggestions for the betterment of all residents.

A letter from Susanna Knight stating her viewpoint on the matter concerning the damage to one of the garage doors for which she was billed.

A letter from Dix Garner supporting Ms. Knights' views.

A letter from Magic Overhead Door Company stating that the garage door in question is operating correctly and that all safety mechanics are working properly. There are no issues with the door's operation.

A letter from A-E Doors stating that after inspection the door is in perfect operating condition and all safety devices were in perfect working order. No issues were found.

Treasurer: The report contains the proposed budget for 2014 and will be considered later in the session.

New Business: Jim called attention to the matter involving the Board's claims against Susanna Knight for damages caused by Ms. Knight and/or one of her agents to the North side garage door. After service from a professional door company and Tom Pawson's additional labor to repair the damage, Ms. Knight was sent a bill for \$500.00, the actual cost of repairs. She has denied causing the damage and has refused to pay the bill.

Ms. Knight spoke in her defense and again enumerated her reasons for not accepting responsibility and her reasoning why the Association and Maintenance were at fault.

A contentious open debate followed. Each speaker insisting that the Bill for damages be honored by Ms. Knight, who angrily left the meeting.

The Board, insisting that the incident was not closed, held the matter over for further action.

New Business: A discussion was held concerning aligning our rental policy with that of Flagler Beach. Terri moved and Allyson seconded a

MOTION THAT UNIT RENTALS BE LIMITED TO SIX MONTHS OR MORE EXCEPT FOR THOSE OWNERS LEGALLY REGISTERED WITH FLAGLER BEACH FOR SHORT TERM RENTALS, PRESENTLY 23 OWNERS.

A discussion followed stating it is Municipal law so no monitoring is needed. Many banks are reluctant to grant mortgages if the percentage of short-term rentals is too high. Our insurance cost increases if the short-term rentals go over 25% of the building.

THE MOTION WAS CALLED AND APPROVED UNANIMOUSLY.

Jim asked for a motion to **ASSESS A SHORT-TERM RENTAL FEE TO ALL UNITS PROPERLY REGISTERED WITH FLAGLER BEACH. THE FEES WOULD BE; \$17.00 FOR 1 BED ROOM, \$24.00 FOR A 2 BED ROOM AND \$35.00 FOR A 3 BED ROOM PER MONTH FOR AS LONG AS THE OWNERS REMAIN ON FLAGLER BEACH'S APPROVE LIST.**

The motion was moved by Eunice and seconded by Bill.

A discussion showed widely differing viewpoints on the motion. Allyson supported by Bob Vitale called it a tax on unit owners who have a valid license with the city. It may hurt the resale value of the unit.

Bob Vitale, from the floor, stated that the permitted 23 units may have an increased resale value. That is why he and Allison registered their unit with the municipality.

Jim argued that having 23 units legally permitted to rent on weekly basis, especially when they exceed 20% of the total units, will cause all owners to have difficulty getting a mortgage now and in the future. The gain of the 23 unit owners permitted to rent on a short term is at the expense of the 89 unit owners who are now not allowed to rent on a short term and may now have a reduced resale value.

Jim also pointed out that the increase in costs to the condominium, not the least of which is insurance, should at least be offset by the 23 unit owners. He proposed the "Short term Rental Fee".

THE MOTION WAS CALLED EUNICE, BOB, JIM, BILL AND TERRI VOTED IN FAVOR AND ALLYSON OPPOSED. THE MOTION CARRIED.

MAINTENANCE: Tom reported that a leak on the south wing 7th floor flooded the entire wing floor and leaked to the 6th floor. An alert resident notified Tom and the leak was stopped. There was considerable damage to property for which the association is now required to repair. The Association is responsible for fire wall and sheet rock damage regardless of who is at fault. We should require owners who are going to be away for an extended period to shut off their water supply line. A notice to do so will be put on channel 60.

Walls and steps have been painted and pool cushions cleaned. Tables and chairs are in poor condition and need replacement.

The generator support system has been refurbished and repainted along with picnic tables and dumpsters.

Repairs made to 6 waste blockages, 2 chase line leaks, 2 electric problems in garage, 3 balcony rusting re-bars.

Plumbing repairs to tub drains, shower leaks, 3 tubs changed and 1 mold problem due to improper A/C use.

We lost 2 lockers due to extended parking spaces. One section has space for 5 lockers, but 3 large ones in place. Tom given OK to remodel and provide 5 lockers.

#322 has been foreclosed and sold, but we can't get the name of the buyer. We are not getting cooperation with needed repairs to the unit.

Flagler Beach is now requiring permits to replace roof A/C units. Our system of mounting the units is grandfathered in, but the town wants us to comply with the new codes which we feel are inferior to our present system. See Tom if you have problems.

Paintings, furniture, shopping carts and a coral sculpture have been donated to the building

Tom said his new assistant, Tom#2, is working out well. He will fill in when Tom is on vacation.

FINANCIAL REPORT: Up to the end of August we were about \$12,000 over budget, with a projected deficit of about \$21,000. Deferred maintenance will make up the deficits in the operating accounts. We could possibly save money by owning our washers and dryers instead of leasing them and by servicing our own machines.

Jim presented the Board with a proposed budget for 2014. It included a 4.7% increase in maintenance fees. About half, or 2.7%, is due to increase insurance costs.

Damage repayment for unit #615 will be paid up at \$800.00, This will cause a \$2200.00 decrease in income.

The Board will adopt a formal budget at the November Meeting.

Before adjournment, a suggestion was made that the Knight matter be taken to small claims court for settlement. Tom and Anthony Stefano will investigate and follow up.

There were no further matters to come before the Board and the session was adjourned at 2:05 PM.

Respectfully submitted,

William Hopson, Secretary