

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.
3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE BOARD OF DIRECTORS RE-ORGANIZATION MEETING
MARCH 16, 2013

Jim Stanton called the meeting to order at 11:20 AM. Directors Pinky Burgos, Norma Friel, Bill Hopson, Bob Minahan and Jim Stanton were present. Allyson Huskisson and Terri Westwood were absent. Also present were Maintenance Manager Tom Pawson and Office Manager, Debi Pawson.

Directors Friel, Huskisson and Stanton were congratulated on their re-election.

Minutes of the previous meetings were approved at the annual meeting just concluded.

The Board voted to continue the current officers for another term:

President	Jim Stanton	jim@rivport.com
Vice-President	Terri Westwood	
Treasurer	Bob Minahan	bettybob123@bellsouth.net
Secretary	Bill Hopson	whop@infionline.net
Director	Mary Burgos	flburgos2@aol.com
Director	Norma Friel	
Director	Allyson Huskisson	rvitale@cox.net

Tentative dates for 2013/2014 are:

May 8, 2013

July 10, 2013

Sept. 11, 2013

Nov. 6, 2013 (Budget Meeting)

Jan. 15, 2014

March 8, 2014 (Annual Membership Meeting)

All meetings will be held on a Wednesday at 11:00AM except for the Annual Meeting which will be on Saturday at 10:00 AM.

Tom Noted 2 problems he had to address; An 8th floor slider area had cracked tile and deteriorated concrete. Tom fixed the concrete and the owner redid the tile. The 9th floor had cracked window sills due to the installation of storm shutters. Tom addresses these problems as they arise.

Tom also reported a popped breaker in the meter room, 6 waste pipe back-ups, (4 were normal, 1 was filled with tile grout and 1 was filled with seashells),and 2 pipe/waste line leaks, one of which caused damage to the mail room ceiling.

The roof has been re-coated as part of our pro-active maintenance program. We have received a new wind mitigation Certificate. A copy of this certification will allow owners to apply for a discount on their insurance. Forms will be available on our web site **OVM3600.COM**. Insurance inspectors are very thorough and picky. We are one of very few condominiums to pass all these inspections.

Several owners have asked Tom about lubricating their storm shutter mechanisms. Tom will see if he can negotiate a master deal for owners to voluntarily participate at a collectively lower expense.

In response to some complaints, Tom said that most periodic electrical outages are usually the result of FPL'S problems.

Jim passed out forms showing percentages of building occupancy by categories; resident, long and short term rentals, etc. He said that if we could get the short term rentals below 20% of the total building units, it would increase the chances for a prospective buyer and/or owner to obtain a bank mortgage.

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

Respectfully submitted,

William Hopson, Secretary