

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.
3600 SOUTH OCEAN SHORE BOULEVARD
FLAGLER BEACH, FL 03624

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 24, 2018

The Annual Meeting of the Membership was called to order by Association President Jim Stanton at 10:00 AM.

The Secretary certified that all notices and information pertaining to the meeting were properly filed and posted according to laws of the State of Florida and the governing documents of the Association. Through proxies and attendance, a quorum to conduct business was established.

Incumbent directors Jeff O'Donnell, Terri Westwood, Bob Minahan and Bill Hopson were reelected to two year terms on the board.

Minutes of the Annual meeting and Board reorganization meeting were approved as distributed.

The President asked for a moment of reflection in memory of long-time resident Vickie Carpenter who recently passed away.

CORRESPONDENCE: The Secretary acknowledged a letter from the State Department of Business and Professional Regulation replying to Mrs. Ball's letter complaining of irregularities in our budget approval process. The letter informed us that the violation was confirmed, but needed only a letter of information educating us to the proper procedures to follow. The budget approval remained in place and the Secretary, Bill Hopson, took full responsibility for the oversight that had occurred.

At this point, Mr. Meers interrupted the meeting to demand that the Secretary read in full the letter from the State, which was done. Mr. Meers continued his interruptions and was ruled out of order by the President and asked to leave the room.

The Secretary also summarized several lengthy communications between OVM, our Attorney and the Attorney for Mr. & Mrs. Ball who are suing OVM over a matter involving a parking

space assignment in the garage. Because of the on-going suit, the matter could only be divulged in general terms to inform the membership of the litigation.

In response to an e-mail concerning the damaged dune walk-over, it was again noted that the City owns the walk-over and has promised to repair it when and if funds are available. Each walk-over cost about \$35,000 to replace.

The Secretary announced that the vote to waive the annual formal audit passed with 49 affirmative and 12 negative votes.

FINANCIAL REPORT: Jim Stanton gave a comprehensive report on the financial events of the past year. Extraordinary expenses from storm damage, water main leakage, and other unanticipated repairs and replacements depleted our reserves by approximately 179 thousand dollars. We also need to make up budget shortages from the past several years.

The 8.78% increase in the monthly maintenance fee is made up of a 1.94% increase in reserves, a 4.39% increase for the new internet service, and a 3.04% rise in the basic budget.

Unit 313 owner asked if the financial report could be printed in a horizontal format instead of portrait. Jim agreed that it could and would be.

Unit 324 questioned why so many (12) unit owners have not filed the name of their authorized voting representative as required by state law. They continue to ignore repeated requests from the office, and thus are ineligible to vote in any association matters.

MAINTENANCE REPORT: Tom submitted a written report which is attached to and made a part of the minutes.

He said water consumption is up again and may require a total shut down of water service while leak detection goes on. All effort will be made to lessen inconvenience to residents.

The garage and building exit door panic bars are failing due to age and salt corrosion and will be expensive to replace.

Pool chair webbing is failing and needs to be replaced to prevent possible injury.

Tom will look into materials and costs to replace the missing pool heating system.

Unit owner 719 thanked maintenance staff for outstanding service.

DOCUMENTS REVISION: Bill reported that the basic re-write has been completed and will be going to an attorney review. That review will include help and suggestions on the proper way to get the revisions to the membership for approval.

OPEN SESSION: Discussion on the wire-less service and how it works. If you have a problem contact Advanced Cable and they will respond. Jim said that we are doing the best we can with

what we get. The internet service is new and still a work in progress. It's a bargain for what we pay.

Discussion on the short term rental policy. No new short term licenses will be issued by the City. We are in compliance with the city codes and mortgage requirements.

No further business came before the meeting, and adjournment was called at 11:50 AM.

Respectfully submitted,

William Hopson, Secretary