

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

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS BUDGET MEETING

NOV. 29, 2017

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Bill Hopson, Bob Minahan, Jim Stanton, Terri Westwood, Regina Lawler and Jeff O'Donnell were present. Also present was Tom Pawson, Maintenance Manager and Debi Pawson, Office Manager. Notices had been properly posted and a quorum was present to conduct business.

Jim introduced all Board Members present and singled out newly appointed Member Jeff O'Donnell who replaced Mary Burgos.

Jim gave a detailed report on "The State of the Condominium". As of October 31 we are about \$23,000 in the red and effectively about \$31,000 below the yearly budget. Our operating funds and reserves are at a bare minimum.

All extraordinary expenses due to two major storms and the legal requirement to upgrade the water supply system to repair serious leaks and meet current codes have been paid out of operating funds and reserves with no need to impose any assessments.

The budget shortage and the depleted reserves have to be addressed in the 2018 budget.

The increase in reserve funding (1.94%) and the cost of internet wi-fi service (4.38%) account for 6.32% of the total 8.78% increase in the

budget for 2018. The actual increase in the operating budget is only 2.46% for the year.

At this point the President opened the meeting to public comment.

#612 Capital improvements should be a reserve item.

It's for items such as tennis court refurbishing that we know have to be done.

#823 Questioned large increase in reserves.

We have to restore reserves to an adequate level.

#820 The budget is reasonable. I would rather pay the increase than face an assessment.

#821 Assessments could be paid on a monthly basis to keep monthly fees lower.

Assessments cover the past, operating budgets cover the future costs.

#612 Plans for replacing solar heating system for the pool?

Will be considered at a later date.

#324 Pool heating system did work, but system is old. New technology is needed. Questioned large increase in payroll in last five years.

We have a more skilled staff, do most of the work in-house and have fewer outside contractors.

With no further relevant comments, the public comment session was closed.

Jim then asked the Board for a motion on the proposed budget.

BILL HOPSON MOVED AND TERRI WESTWOOD SECONDED A MOTION TO APPROVE THE PROPOSED BUDGET FOR 2018. THE MOTION PASSED UNANIMOUSLY.

The adopted budget is attached to these minutes and made a part of by reference.

Respectfully submitted,

William Hopson, Secretary