

***OceanView Manor Condominium, Association, Inc.***

***3600 S. Oceanshore Blvd.***

***Flagler Beach, FL 32136***

***Minutes of the Annual Meeting of the Membership***

***June 24, 2020***

Due to the Corona Virus lockdown the state has allowed the proxies to carry through to this date from our cancelled March meeting. Due to the close proximity of date, this meeting will also satisfy for the July work session. 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.

The Annual meeting was called to order by Association President, Jim Stanton at 11a.m. He offered a prayer and noted the passing of several residents over the past year.

Directors present were Jim Stanton, Bill Hopson, Bob Minahan, Terri Westwood, Regina Lawlor, and Chuck Hall. Also attending were Tom Pawson, Maintenance Supervisor and Debi Pawson. Office Manager.

**The vote to approve the waiver of Audit was 41 in favor, 17 opposed. The waiver was approved.**

No election was required, as there were four openings and only the four incumbents applied.

The secretary called the roll and the office manager recorded it.

Minutes of the previous Members Meeting on March 23, 2019 were approved as read.

Minutes of the Board Organization meeting on March 23, 2019 were approved as read.

Minutes of the Jan. 15<sup>th</sup> Board meeting were approved as read.

**Correspondence:**

Letter from unit 812 in response to violation served for having 2 dogs. Letters were from a certified licensed social worker and an attorney explaining that one of the dogs is an emotional support animal, and therefore not a pet.

Letter from Unit owners of 117 not happy with the choice of color painted on the accent walls on the first floor.

Letter from Unit owner 311 complaining of noises from above, to the point of interfering with daily life.

**Financial Report:**

Jim gave a detailed summary of the budget up to this date. He pointed out that we didn't budget for rental income because the managers unit is partial compensation for Chip. He is on call 24/7 and acts as a building manager.

The only increase in building operations is the water. The city of Flagler continues to raise the fees. The actual water consumption is the lowest portion of the bill. The city has raised the basic "stand by" charge no matter how much water is used if any. The fees they have raised are the water base, sewer base, and storm water base, and refuse fees.

**Maintenance Report:**

Tom Pawson provided a written report which is attached to these minutes. Main point includes that the new generator installation is completed.

**Document Revision:**

Bill Hopson presented the finalized copy of the documents. They have been filed with the county and are completely up to date. Each owner will be provided a hard copy which we ask that you leave in the unit and transfer to a new owner upon sale of your unit. If you are a "snowbird" we will leave a copy in the unit. If you rent your unit we will send you an email asking if we should hold your copy in your office file or if you prefer your tenant place it somewhere in your unit.

This was a long and arduous task and Bill Hopson spent many hours along with Chuck Hall to complete the task using an attorney only when necessary.

3

New/Unfinished Business:

Concerns were raised about building security. Doors are being propped open and concerns were raised about neighborhood people coming in through the open garage and using the pool. Due to these concerns the garage entry door will no longer remain open during the day.

There will be an ad-hoc committee formed to hear out violation responses and enforce fines. The fines are only levied to enforce the rules. This committee will be a volunteer committee and will not include any Board members or anyone living with a Board member.

Short term rental owners stated they usually don't find out about the violation until the tenant is gone. It was discussed that it would be helpful if their rental agents emailed the owner registration forms to the office right before the arrival of a new tenant. Many times the people never register at all, nor do they have a copy of the rules and regulations.

No further business was conducted and the meeting adjourned at 12:50 p.m.

Respectfully Submitted;

Debi Pawson

Assistant Recording Secretary