

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

FLAGLER BEACH, FL 03624

MINUTES OF THE BOARD OF DIRECTORS MEETING

MAY 21, 2014

Association President Jim Stanton opened the meeting at 11:00 AM. The Secretary stated that notices were properly posted. Directors Mary Burgos, Bill Hopson, Eunice Poole, Jim Stanton and Terri Westwood were present. Also attending were Tom Pawson, Maintenance Supervisor and Debi Pawson, Office Manager.

Minutes of the Annual Meeting and the Reorganization meeting were approved as distributed.

CORRESPONDENCE: A public service announcement from the Flagler Beach Police Dept. Listing the City Ordinances relating to animals and their owner's responsibilities.

FINANCIAL REPORT: Jim Stanton reported that we are right on budget as of the end of April. Our reserves have been depleted due to expenses related to the roof A/C project, but we are in compliance with all laws covering mandated reserves. We are financially secure.

OLD BUSINESS: We have collected \$600.00 in settlement of claims against Susanna Knight for damages to the north garage door. The Board thanked Tom And Jim for their diligence in pursuing this matter successfully.

MAINTENANCE: Tom Reported that the A/C project on the roof was completed in-house at a cost of \$124,600, about one half the estimated price quoted by commercial contractors.

Our required 3-year Insurance Inspection Report was completed successfully. We received the highest score possible with points deducted only for our building height and our proximity to the Atlantic Ocean. This should help lower our insurance premiums for next year.

We have passed all of our yearly inspections including the Fire Inspection which usually fails due the City's inability to supply us with the required amount of water flow to the building.

The Board approved Tom's request for \$3,000 to purchase new fire hoses to replace over aged ones.

The Board also approved Tom's request for \$1,500 to replace a worn out garage door opener.

The slippery paint on the stairwells has been corrected.

Maintenance on railings, elevators and roof lighting are on-going.

It will cost approximately \$100.00 per cushion to replace those around the pool. The Board agreed to postpone replacement of the cushions until more funds are available.

Unit #517 went to auction and was returned to bank. The Bank will take ownership and pay monthly assessments and one year's back maintenance.

No further business came before the Board and the meeting was adjourned at 12:15 PM.

Respectfully submitted,

William Hopson, Secretary