

# Oceanview Manor Condominium

## Board of Directors Work Session

**May 18, 2022**

The properly noticed work session was opened at 11:00 AM Present were directors Jim Stanton Bill Hopson, Chuck Hall, Terri Westwood, Anna Bencrowsky and Joel Barron. A quorum was present to conduct business. Terry Baggett, Building Manager is on vacation.

Jim Stanton reported the resignation of Rollie Dudik from the Board due to the sale of his property.

**Reading and Approval of Minutes March 26, 2022:** Bill Hopson called for waiving of the reading and approval of minutes as posted on OVM website. Motion made by Chuck Hall, seconded by Joel Barron.

**Correspondence Report:** Bill Hopson

Review of the Letter regarding the ownership of the balconies on each unit by Unit 811 Robert Mounts.

Review of the Pet Complaint correspondence between dog owners Eunice Poole and Unit 822 Joseph and Samantha Cowan. Further discussion of above correspondence will be addressed during the new business portion of the session.

Motion to approve correspondence as read by Terri Westwood with 2<sup>nd</sup> by Anna Bencrowsky. Correspondence report was approved by unanimous consent.

**Financial Report:** Jim Stanton reviewed the budget status as of April 30<sup>th</sup>. It showed that we are on sound financial footing and currently are about \$6,000 under our anticipated expenditures.

A copy of the Financial Report is attached and made part of these minutes.

Motion made to approve report by Bill Hopson and 2<sup>nd</sup> by Chuck Hall was approved by voice vote.

**Maintenance Report:** Terry Baggett (read by Jim Stanton)

After approval the maintenance report was attached to, and made part of these minutes.

**Municipal Liaison Report-** Michael Da Pos (read by Jim Stanton)

Michael gave the board an update on Municipal actions that may have relevance to the Association. No items stood out as requiring any action on our part.

**Executive Board Report:** Bill Hopson

Jim and Bill commented that the Executive Board met last week with Terry Baggett regarding building issues. They are currently working on securing a replacement for John Plonski, maintenance, who will be leaving at the end of June. Interviews are underway.

**Executive Board recommends** a committee transform the kiddie pool area into a landscaping design area. The kiddie pool has been nonfunctioning for 2 years and repair and replacement is not a viable financial option. The committee has asked the landscape committee to meet with Terry and develop a proposal for repurposing the site.

## **Rules Committee Report:** Anna Bencrowsky

Anna submitted a draft proposal for a new updated Pet Policy to deal with ongoing issues with our pet owners and to clarify the regulations regarding pets in and around the building. Bill read policy to the board and **a motion was made to adopt the policy as read** by Jim Stanton and seconded by Bill Hopson. Pet Policy was adopted effective June 1, 2022.

## **Landscape Committee Report:** Lorna Ballard

Lorna reports that she has completed the annual trimming of all bushes and shrubs. She is asking for volunteers to help with weeding and watering of a new area near the flagpole where red, white, and blue flowers are being planted to improve the aesthetics.

Testing is underway to determine types of flowers(annuals) that would grow and thrive in the areas south of the pool and the A1A area.

The landscape committee will consider the above proposal regarding the kiddie pool transformation and get back to the board with a report. Lorna feels sprinkler drainage system may need to be addressed further before an appropriate solution to the kiddie pool area can be concluded.

## **Recreation Report:** Carol Stanton

There will be no Memorial Day picnic or July 4<sup>th</sup> picnic.

There will be a going away party for John Plonski with a BBQ on Saturday, June 18, 2022, in the meeting room. Hamburgers, hotdogs, ribs, and chicken will be provided.

Residents are asked to bring a side dish. Please sign up in the office if you wish to attend and let us know what side dish you will provide. We will resume with a LABOR Day Picnic.

## **Unfinished Business:** Jim Stanton

In lieu of the resignation of Rollie Dudik from the Board of Directors, Jim recommended appointing David Weston, Unit 914, to the Board of Directors to complete the term ending March 2023.

David Weston's bio was read and a discussion followed regarding his appointment. David Weston was contacted prior to meeting and had agreed to serve.

**Motion made by Anna Bencrowsky** to approve the appointment of David Weston to the Board of Directors and 2<sup>nd</sup> was by Bill Hopson. David Weston was appointed by unanimous board consent.

## **New Business: Pet Violations**

Bill Hopson addressed the pet policy violations in April between Unit 822, Cowan and the dog of owner Unit 111, Eunice Poole. He referenced Incident reports and correspondence read regarding the incident. The board decided that Mrs. Poole had followed all rules and regulations regarding the care and handling of her dog, and that no evidence of a bite or other serious injury was evident after the incident occurred, therefore, no action was necessary on the board's part.

It was further discussed that the homeowner had placed signs in the common areas regarding the incident and the Board handling of the incident, which is in violation of the use of the common elements of the building. It was reiterated that all Board grievances should be brought forth to the Board and the Board has 30 days to respond to any grievance and investigate before resolution is required.

Recommendations from Unit 822 on how to mitigate further issues regarding the pet were addressed in the new pet policy and will be brought forth to further ensure that pet violations are addressed

appropriately in a timely manner. Mr. Cowan, unit 822 requested in the future to receive email or written correspondence regarding ongoing grievances when they are submitted.

## **Correspondence regarding ownership of Balconies: Bill Hopson**

Bill addressed Mr. Mounts question of the ownership of the balconies. He stated that the opinion of the lawyer as well as the statues agree that the ownership of the balcony is within the purview of Oceanview Condominiums. Common elements are those parts of the building available for use by all; stairs elevators, halls, etc. The balconies are considered “limited common elements”, parts of the building set apart for personal use by the occupants of the attached unit, subject to rules and regulations as adopted by the Board of Directors. Storage lockers and parking spaces are other examples of a limited common element of the building. The association maintains the entire outside of the structure to ensure a uniform appearance and proper maintenance. The unit owner’s responsibility is from the face of the sheetrock in.

## **Unit 915: Michael Murray- Luggage Carts**

Unit owner is requesting the Board to investigate the purchase of new luggage carts due to the deterioration of the carts in use. Bill Hopson stated the Executive Board would meet with Terry to discuss the condition and feasibility of replacement of the luggage carts.

A motion was offered and the session was adjourned at 12:30 PM.

Respectfully submitted,

William Hopson, Secretary

