

Oceanview Manor Condominium

Board Meeting/Work Session

January 19, 2022

**Attendees:** Jim Stanton, Chuck Hall, Rollie Dudik, and Bill Hopson, Joel Barron.

**Absent:** Anna Bencrowsky, Rachel Alty, Terri Westwood

**Meeting Called to Order/Prayer-** Jim Stanton President

**Meeting Minutes:** Minutes of November meeting presented. Motion made to approve minutes by Chuck Hall, 2<sup>nd</sup> by Rollie Dudik. Minutes approved by unanimous consent.

**Correspondence Report:** Bill Hopson presented to the Board the resignation letter of Rachel Alty as director on the Board. Resignation letter was entered for acceptance by Board. Motion made by Chuck Hall to accept resignation as read. Bill Hopson 2<sup>nd</sup>. Appreciation was expressed for Rachel Alty and her tireless sacrifice to improve the condominium. Thank you from her fellow Board members for her service. Correspondence was also introduced from unit 512 regarding political signage placed inside another owner's personal property which is facing outward from their window. Unit 512 letter expressed his displeasure and would like the Board to rule that this action is a violation of Condominium Bylaws and ask member to remove the sign from their window. Discussion regarding this correspondence will be tabled to end of meeting.

Motion made by Bill Hopson to appoint Joel Barron unit 516 to replace Rachel Alty on the Board of Directors. Jim Stanton 2<sup>nd</sup> and motion carried by unanimous consent. A warm welcome expressed to Joel

Barron as a member of the Board of Director of Oceanview Manor Condominium.

**Financial Report:** Jim Stanton reviewed the Financial Report which included a recap of the Budget and Cost Effective Management which has resulted in a surplus for the close of 2021 and a minimal increase in Maintenance Fees for 2022. Motion made to approve financial report as read by Bill Hopson and 2<sup>nd</sup> by Rollie Dudik. Report approved by unanimous board consent.

**Maintenance Report:** Terry Baggett reviewed the Maintenance Report including discussion regarding the overall general maintenance of the building.

Ongoing projects include replacement of cast iron piping and repair and replacement of Spalding and intervention in any reported water leaks as needed. Motion made to approve the report as read by Jim Stanton 2<sup>nd</sup> by Bill Hopson.

Maintenance Report approved by unanimous consent.

**Rules Committee/ Compliance:** The Board met in Executive session regarding the Rules committee. A new structure is being established on how future violations will be handled regarding the Dog Policy. The Compliance Committee as was named by Unanimous vote has developed a very stringent precise policy regarding animals and their owners regarding guidelines for communal living with other owners. The Policy is in review by the HOA Lawyer for consideration and will be presented to the Board for vote once the policy is reviewed and found legally sound.

Anna Bencrowsky who chairs the Compliance Committee is unable to be with us today. Bill Hopson will present the sessions violations to date.

There were 3 dog violations this period which were each addressed.

1. Neighbor complaint of dogs barking left out on balcony for extended period and at night.
2. A visitor to the Building with a Golden Retriever who did not meet pet size, weight limits.
3. Owner with more than the allowed 1 dog limit.

All owners were counseled regarding the violation. The violations have been resolved except for the 1 dog limit which is pending resolution at this time.

Compliance Committee Report accepted by unanimous vote of Board.

New Business: Chuck Hall requesting action be taken to ensure that those who are responsible for selling or showing property in the building be accountable to Board that Condominium Rules and pool policy and Bylaws are reviewed prior to ownership of Condo.

Possible resolutions discussed included continued use of preferred realtor to maintain more control. Development of an interview process before the Board prior to ownership. Having an amendment to the Estoppel process by which the CAM could request in writing that the owner sign receipt and understanding of condo documents prior to closing.

Barbara Alcaraz, office manager will check with David Doolittle and Attorney to see if legally we can require signed confirmation of condo rules prior to sale.

Resolution pending.

**Landscape Committee Report:** Lorna Ballard presented updated plan for the Landscape for 2022. Goals are to Clean up the undergrowth on the fence area by the Pool. Continue to grow and maintain different types of flowers and herbs for the aesthetic and use of owners. Continue to maintain rock which was recently placed in all common bedding areas in December.

**Municipal Liaison Report:** Michael Da Pos Read by Terry Baggett as Michael on conference call and unable to attend. No new updates on building construction next door.

**Recreation Committee Report-** Kathy Stanton Bingo had begun on Tuesday nights. It is \$4 to play, and a 50/50 collection is done. All owners are enjoying the fellowship opportunity.

**Discussion of 512 Letter Regarding political Signage.**

Bill Hopson Unit 511 states that he believes Condo Bylaws do not allow for signs in the windows to continue.

Ann Marie Hoffman Unit 316 states Bylaws clearly state signage is not permitted on page 26 Section 10.6.

John 515 states that political signage should not be allowed as this is a communal habitat and people with differing political views are represented. He feels political views are best kept for election day and have no place in communal living.

Michael DaPos Unit 221 has arrived and states that the sign in his window is not in violation of condo bylaws as read and that it is his first amendment right to place anything inside the window of his property. He states bylaws specifically say rent or sale signs or anything on the outside of window, balcony, or railings. He asked the

Board to respectfully rule on this matter. He states he has received multiple notes in the last weeks on his doorstep anonymously saying he needs to remove his signage. He contends he will not be harassed as his sign is on his property and not in violation.

Amy Hunter Unit 518 asks if it is a violation to put things on railings and balconies, why are owners allowed to put up Christmas lights.

Terry Baggett Manager says they have always allowed Christmas lights as an exception, as all have agreed that Christmas decorations are not offensive and are enjoyed by all.

Decision of the Board is that the point in question will be brought to the HOA attorney for interpretation per Bill Hopson and the decision will be tabled until such time, as the attorney is able to speak to the language of the Bylaws.

Robin Hall Unit 911 Questions why if the cast iron is being replaced slowly to maintain the infrastructure of the building why not replace all at once.

Terry Baggett explained that it is impossible to replace all cast iron at once with immense cost and inconvenience to owners.

Tim Hughes unit 821 states this would require everyone to be displaced from building as the building would have to undergo complete overhaul of the structure at an astronomical cost and displacement from homes. He feels the approach the Maintenance staff are taking currently is prudent, safe and cost effective.

McMillian unit 913 addressed the slow internet and the freezing of the internet during video chats and live streaming.

Terry Baggett gave update that Advance Cable has recently this past week converted to Unity Cable through Spectrum and has upgraded the streaming capability to over 75 MB. Terry states owners should see improvements in coming weeks. He asks that any concerns be directed to him, and he can help troubleshoot or call Advance Cable if problems are continuing.

Motion made to Adjourn Meeting per Jim Stanton. All in favor.

Meeting Adjourned.