

Oceanview Manor Condominium Association, Inc.

3600 S. Oceanshore Blvd. Flagler Beach FL 32136

Minutes of the Board of Directors Meeting Jan. 15, 2020

Association president Jim Stanton called the meeting to order at 11am. Directors Bill Hopson, Chuck Hall Bob Minahan ,and Regina Lawlor, were present. Also present was Tom Pawson , Maintenance Supervisor and Debi Pawson Assistant Secretary/Office manager. Notices had been posted and a quorum was present to conduct business.

Minutes of the previous meeting were approved as distributed.

President Stanton announced with regret the passing of Robert Todd, resident/owner of unit 317.

President Stanton announced the retirement of board member, Jeffrey O'Donnell.

Anna Bencrowsky of unit 117, was asked and accepted the position as a Board of Director. Anna holds several business degrees and has served on several non-profit boards and committees. She has a stellar resume and is a wonderful addition to the board.

Motion was made to accept appointment and approved unanimously

Correspondence:

- Letter from Dave Torma of 411, regarding luggage carts.
- Letter from Dave Torma of 411, regarding payroll.
- Letter from Lorna Ballard of 313, updating the progress of the landscape projects she has undertaken. She has posted a time when volunteers would be greatly appreciated. It is posted in the garage bulletin board.

Financial Report:

Jim explained that 2019 had costs which we did not anticipate but were necessary repairs. We also lost money on the 818 foreclosure due to the bank not taking it to auction. The laundry income was also down in 2019.

For the year 2020 we have 3 rooms in the garage bringing in rental income.

We anticipate that there may be an increase in the insurance premiums, but we won't know until April. We anticipate an increase in water billing as Flagler continues to raise the base fee.

We have increased the amount we put into the reserve account for 2020.

We will complete the purchase of the new generator and the balance will be due at that time, somewhere in the next few weeks.

Our finances are in good shape and we are FHA compliant, which is great news for anyone selling.

Maintenance Report: Attached

Report from Secretary: Document revision is in the process of being filed. It is proposed to distribute a clean finalized copy to each owner when completed.

Municipal Liaison Report: Dave Torma was not present, but made it known that the erosion at the walkover has been reported to the city.

Comments and Discussion by Unit Owners:

Owner of unit 718 inquired about looking into the possibility of individual water meters for each unit.

No additional business was brought before the board, and the meeting was adjourned at 12:20.

Respectfully submitted,

Debi Pawson

Assistant recording secretary