

Oceanview Manor Condominium
Board of Directors Work Session Meeting
January 18, 2023

Announcements and Introduction: Jim Stanton

Meeting called to order at 11:00 am and prayer by Jim Stanton, President. The meeting was properly noticed and quorum present to conduct business.

Present: Jim Stanton, Bill Hopson, Gerald Lawson, Amy Arndt, Terry Baggett (manager on dais)

Absent: Chuck Hall, David Weston and Terri Westwood

Minutes of Meeting for December 7, 2022: Jim Stanton made motion to wave the reading of the minutes and approve as written. Bill Hopson seconded. Minutes approved by majority vote.

Correspondence Report: Bill Hopson

Ms. Alcaraz had notified the Board of her intent to resign from the office manager position, effective January 1, 2023. The Board expressed its regret and asked Ms. Alcaraz to stay on to train her replacement.

Ms. Arndt has resigned from the board as of the end of this meeting.

Financial Report: Jim Stanton

Operations Budget for month ending December 31, 2022, was reviewed and discussed. Sources of revenue anticipated in 2023 are the resolution of Unit 622 and repossession by the Bank and collection of maintenance fees in arrears for up to one year. The Budget as of December 31, 2022, is strong with anticipated cost savings in maintenance.

Motion made by Bill Hopson to approve the financial report and second by Gerald Lawson approved by unanimous consent.

Jim Stanton explained the major line items in the budget and noted that it would have been the same as 2022 except for the increased cost of the insurance premium.

Maintenance Report: Terry Baggett

Terry discussed maintenance updates and plans going forward in 2023.

Report accepted by unanimous consent. No discussion.

Municipal Liaison Report (open position) - no report

Executive Board Report- no report

Compliance Committee Report- Terry Baggett

Jim Stanton informed the Board that this committee is dissolved, as Terry is the acting manager in most compliance issues.

Going forward all compliance committee decisions will be addressed by Terry Baggett with input from the Board if necessary.

Landscaping Committee - Lorna Ballard

No report. Thanks for donating to the landscape committee either through monetary or voluntary donation.

Recreation Committee - Carol Stanton

Bingo will be continuing again in February.

All reports approved by unanimous board consent.

Unfinished business: none

New business: Bill nominated and the Board approved designating Amy Arndt as Assistant/Recording Secretary.

No further discussion.

The meeting was adjourned at 12:05 PM.

Submitted by:

Amy J. Arndt, Recording Secretary