

Oceanview Manor Condominium Association
Annual Members Meeting Minutes

March 20, 2021

Recognition of Departed Members/Opening Prayer

Jim Stanton opened in prayer and recognized our members who have passed since last meeting in 2020.

Proof of Meeting notices were sent to all members 14 days prior to meeting.

Meeting Called to Order by Bill Hopson, Secretary

Member were properly noticed per policy prior to meeting.

Certification of Proxies by Signature: Barbara Alcaraz, Office Manager

Quorum met and confirmed by Proxy: vote total 66 resident submissions and attendance.

Vote on the initiative to wave the Audit for the coming fiscal year was passed YES vote 43 No vote 22 and 1 abstained. The audit of the condominium financial records by a certified public accountant will be *waived* for the upcoming fiscal year.

Reading and Approval of Unapproved Minutes:

Annual Member Meeting: June 24,2020—Call for approval of minutes made by-Jim Stanton: 1st Robin Hall, 2nd Allyson Vitale

Motion for approval of Minutes carries by majority Vote.

Board of Directors Reorganization Meeting June 24,2020- Call for approval of minutes made by Bill Hopson: 1st Terri Westwood, 2nd Regina Lawlor.

Motion for approval carries by majority vote.

2021 Board of Directors Meeting on January 27, 2021—Call for approval of minutes made by: 1st Rachel Alty, 2nd Chuck Hall.

Motion for approval carries by majority vote.

Staff Transition Changes/ Organizational Chart: (March 2021 staff structure)

Barbara Alcaraz, ***Office Manager***

Eunice Poole, ***Office Staff Rule Enforcer Emergency On- Call***

Debi Pawson, ***Office Consultant***

Terry Baggett, ***New Assistant Maintenance Manager*** (will transition to CAM Manager)

Maintenance On-Call

John Plonski ***Maintenance***
Maria Ogonowski ***Custodian***
Tom Pawson ***Facilities Consultant***
Jose Alcaraz ***Accountant***
David Doolittle ***Licensed CAM***

Correspondence Report: Bill Hopson, Secretary

Liability Insurance Claim on Water Leak being addressed with resident. Board will meet with resident following this meeting to address concern. No other issues raised at this time.

President Report: Jim Stanton, President

Financial Report as of February 28, 2021 (refer to addendum) Budget was reviewed line by line. Budget will remain revenue neutral with addition of new/ transitioned staff positions. Slight increase in spending for February due to staff training and overlap in positions during transition period.

Report discussed in open session with Q/A opportunities.

Managerial Reorganization Results- Board will review and approve.

Due to emergency notification and timelines, the decision was made by Jim Stanton to approve a severance pay for Tom Pawson upon his departure as Maintenance Director. The decision was made to keep Tom and Debi on as consultants. Tom will be used as needed due to his extensive knowledge of negotiations and his multiple certifications needed for grounds maintenance. Debi will eventually phase out, as time progresses, and services are no longer needed. Debi and Tom have been with Condo for years and holds invaluable information regarding past events that could make new staff transition easier. Terry will be getting the CAM licensure and eventually the certifications necessary to replace Tom's expertise. Terry is transitioning and working on several big projects with Johnny currently, (Pool and roof maintenance). Terry's plan is to get CAM licensure when he has settled the immediate issues which take precedent at this time. Jim Stanton stated that he made the decisions he felt were necessary in the time that he had and felt they were for the good of the property. He welcomed any discussion with the Board, in the meeting to follow regarding these decisions.

Maintenance Report- was prepared by Tom Pawson and the reading was done by Jim Stanton. (see attached report) Call for approval of minutes: 1st Terri Westwood, 2nd Regina Lawlor. **Motion for approval of maintenance report carries by majority vote.**

Report of Executive Board March 15, 2021— given by Bill Hopson—meeting minutes are available in office for review.

Report of Rules Committee- Anna Bencrowsky Chair; Members: Eunice Poole Rule Enforcer

There were 5 infractions this month. Rules can be found in lobby, in owner apartment posted if rental, and can be found on website OVM3600.com. **All owners receive a copy of rules.**

Updates made to rules in 2020 include:

Children in pool unaccompanied by adult age was raised from 12 y/o to 14 y/o.

No children of diaper age in pool.

Approval for dogs must be followed. Letter or correspondence to Rules committee to review weight/size/breed and ensure proper certification if dog is considered service animals.

A proposal was made to consider updating website to include dog policy steps for approval and contact information, as well as, short- term rental information. The Board will review the website to see if further changes or additions are necessary.

Report of Landscaping Committee: given by Lorna Ballard. Kudos to Lorna who volunteers in the upkeep of our flowers and grounds. Volunteers are needed for Hand weeding of the patio garden and Watering of planters. Donations are welcome. To volunteer or make donations call Lorna Ballard 407-314-9533

Unfinished Business:

Status of Parking permits discussed in previous meeting. After review with Anna Bencrowsky and the Office, it was determined that it would be hard to track and maintain any type of parking decal system due to many vendors, healthcare workers in/out daily. The Office will continue to monitor, as well as Code Enforcement. Any owner who has more than one car and parks in the front should have that information on file with office.

New Business: Cell Tower Rental on Roof: A Private Company is currently in negotiations with the Condo Association to place a 5 G cell tower on the building roof. This will add a revenue of approx. \$20,000-24,000/ year for rental of roof space. The amount of compensation has the potential to increase over time.

Advance Cable Internet Connectivity Issues: Residents expressed concern over continued slow internet service, streaming and connectivity issues. Alternative options were discussed. There was a call on the floor for a committee to be formed to explore options and speak with Advance

Cable, regarding a possible deadline for fiberoptic plan. Board will pursue this matter further for resolution.

Concerns were addressed regarding the mature make up of the Board. Board elections are held every 2 years and members/owners are welcome run to become active in Board decisions. Plans have been discussed, when replacing staff to commit to hiring young, capable individuals that would enhance the overall longevity of service.

Plans are underway to undergo an audit sometime next year once the staff transition has stabilized.

2021 New Board Elections: Ballots were counted by Jan Swatling, Jim Greer, and Maria (Pinkie) Burgos **Newly Elected Board Member** by majority vote was Dr. Rollie Dudik **Re-Elected Board Members** by majority vote were Jim Stanton and Chuck Hall

New Board of Directors Introduced: Jim Stanton, Bill Hopson, Chuck Hall, Anna Bencrowsky, Rollie Dudik, Rachel Alty and Terri Westbrook.

We thank Regina Lawlor for her service to this Board and everyone here for your attendance and interest in the management of your property.

Announcement of Reorganization Meeting to follow this meeting for New Board Members to convene. The Reorganization meeting is open to anyone who would like to attend.

Meeting Adjourned-Jim Stanton

