

Oceanview Manor Condominium Association, Inc.

3600 S. Oceanshore Blvd.

Flagler Beach, FL 32136

Minutes of the Board of Directors Meeting Sept. 16, 2020

Association President Jim Stanton called the meeting to order at 11:00AM. Directors Anna Bencrowsky, Bill Hopson, Chuck Hall, Bob Minahan, Jim Stanton, Terri Westwood, and Regina Lawlor, were present. Also present was Tom Pawson, Maintenance Manager and Debi Pawson, Office Manager. Notices had been properly posted and a quorum was present to conduct business.

In his opening remarks, Jim Stanton asked everyone to remember Phyllis Schultz long time owner and Bruce Garrison past tenant who both recently passed away.

Minutes of the previous meeting were approved as distributed.

Correspondence:

There was no correspondence. Elaine Torma 411 asked if Mr. Hopson received her letter, but he had not. It was not sent to the office, so it was not on record. She will re-send it.

Financial Report:

Jim recapped the current financial condition of the Association and pronounced it sound, even though we are slightly over budget.

The vending is down and that appears to be the new trend as owners purchase their own washing machines.

Jim then introduced the preliminary budget for 2021 which contains a 1.43% increase due mainly to the increase (10.43%) in the water/sewer

charges levied by the city of Flagler. The insurance amount for 2021 will be based on a new policy written in April, so it is a guesstimate.

Maintenance Report:

Attached

Document Revision Report:

Jim Stanton thanked Bill Hopson and Chuck Hall for all their hard work in getting this done. Owners had their new documents handed to them, or in the case of the snow birds, their copies were placed in their unit by Eunice as she accompanied the pest control technician. If an owner has a renter in their unit, their copy is in their file in the office.

Municipal Liaison:

Jim Stanton thanked Dave Torma for all his hard work and persistence in getting the walk over project completed by the city.

Dave Torma is no longer able to attend the meetings and Jim has asked if anyone would volunteer to go to the City Meetings and keep us abreast of the meetings held by the city commission.

Rules Committee:

A motion was passed to name Anna Bencrowsky the head of the rules committee. Anna presented to the Board, a power point presentation of making a comprehensive and concise listing of the rules to be posted in the elevators. It was suggested it be posted on the back of the door to any units that rent. There has been a rash of rules being broken this past summer.

Fines and violations will need to be formalized.

There has to be a new procedure to register guests, and tenants. Possibly through an online form that should be emailed to the office prior to the occupancy.

Landscape Committee:

Jim Stanton named Lorna Ballard, 313 the Chairlady of this committee. Lorna has worked tirelessly all summer planting, trimming and weeding the property. The results are beautiful. She has asked for volunteers to help her in this never ending project. She would like to assign volunteers to maintain a small section, on their schedule.

If interested in volunteering please contact her: Lorna Ballard unit 313

Call her: 407-314-9533

Email: lornaballard@aol.com

Unfinished Business:

No unfinished business raised

New Business:

The pool aerobics group has taken on a charity to help for the holidays. It's called Operation Christmas Child , sponsored by Samaritan's Purse. It aims to provide a box of items to a needy child somewhere in the world at Christmas time.

There are boxes and instructions in the meeting room if you care to donate. The office can explain it to you, if you have any questions.

The boxes can be returned to unit 422 Regina Lawlor by Nov. 22nd.

Adjournment:

No further business came before the board and the session was adjourned at 12:45

Closed Session:

The closed session of the Board of Directors was held to discuss sensitive personnel matters. No formal action was taken.

Respectfully submitted,

Debi Pawson

Assistant recording Secretary