

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.  
3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

JANUARY 18, 2017

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Mary Burgos, Bill Hopson, Chuck Hall, Bob Minahan, Jim Stanton and Teri Westwood were present. Also attending were Tom Pawson, Maintenance Manager, and Debi Pawson, Office Manager. All notices had been properly posted and a quorum was present to conduct business.

Minutes of the previous meeting were approved as distributed.

**CORRESPONDENCE:** None was received by the Board.

**FINANCIAL:** Jim gave a detailed report on the final numbers for the 2016 budget. We ended the year about \$2,276 over budget. Most of the loss was due to Hurricane Matthew damage and clean-up.

We had to use approximately \$25,000 from reserves to recover from the storm.

All current bills are paid and we are close to 100% paid up in maintenance fees. We are on sound financial footing.

**MAINTENANCE:** Tom gave the Board a printed report which is included in these minutes by reference. Tom asked the Board to consider the following items:

Americans with Disabilities Act requirement for a swimming pool lift.

Washer Dryer changes.

Authorizing Dynafire to take over all our fire and sprinkler inspections rather than using several different companies.

The need for improvements to the tennis court and surrounding fencing.

Proposal submitted by Direct TV.

**OLD BUSINESS:** The problems on the 4<sup>th</sup> floor with animal wastes, etc. have abated, but the owner in question has not replied to any of our notices. No staff is permitted inside the unit.

Due to requests from owners, the pest control provider will resume leaving a notice inside each unit at the time of service.

The Board agreed to adjust the monthly rental for the two large storage rooms from \$150/month to \$125/month.

**NEW BUSINESS:** Direct TV presented a new proposal which was received just prior to the meeting and the committee did not have time to review it. The committee will meet with Direct TV to discuss the proposal and will report back.

Three alternatives were presented to replace the current leased washer/dryer units with our own machines. A polling of the Board and the owners present at the meeting showed strong support for buying 7 new units for floors 2-8 and using the 1<sup>st</sup> and 9<sup>th</sup> spaces for rental storage. The \$350 per month leasing fee would be used to help offset the cost of the new units. **The Board approved purchasing the 7 new**

**units and terminating the lease agreement when the new units are ready for installation.**

The subject of the pool lift requires a legal opinion to see if we are required by law to install one. We will pursue the matter further.

The tennis court area and its surrounding fence are in need of costly repairs. Before we commit any funds, the Board wants to consider any suggestions or proposals for any alternate recreational uses for the area involved.

The beach cross-overs have not yet been repaired because the Town does not have the funds to replace them with required handicapped access ramps. Tom has been assured by the town that we will be first on the list when construction starts. It was again stressed that we do not own the crossover adjacent to the pool, the City does.

No further business came before the Board and the meeting was adjourned at 12:15 PM.

Respectfully submitted,

William Hopson, Secretary