

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS WORK SESSION

JAN. 17, 2018

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Bill Hopson, Bob Minahan, Jim Stanton, Terri Westwood, Regina Lawler Chuck Hall and Jeff O'Donnell 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.

Jim requested a moment of silence in memory of long-time resident Gary Bohack who passed away in December.

Minutes of the previous two meetings were approved as distributed.

Correspondence: 7 notices of violations handled through the office.

Financial Report: Jim gave a "State of the Condo" report detailing the reasons for the nearly \$34,000 unbudgeted expenses in 2017:

- The huge water leak and the subsequent repair costs.

- The newly installed internet costs, replacement of A/C unit

- Hurricane repair costs and need to repair and paint the exterior.

- Purchase of washer/dry units, roof and tennis court materials.

Without these unanticipated expenses, the budget would have shown a small surplus. Our reserve accounts have paid for all unbudgeted items totaling approximately \$179,000 without an assessment.

The new budget has to start replenishing those reserve accounts, therefore an extra \$10,000 has been added to the reserve funding line items.

The new internet service accounts for almost half of the 8.78% increased maintenance fees.

With the new yearly increase in the funding, the reserves are recovering, the finances are sound and the building is in an excellent state of repair.

Jim asked that all owners try to contribute to the landscaping committee as the grounds took a beating during the past year.

Maintenance report: Tom Pawson submitted his report for January which is attached to and included in these minutes by reference.

He emphasized that the water line project is completed and now the water system and the fire suppression system are up to date and meet all safety and health codes. He is investigating ways to screen the pipes and valves from view.

The building painting project is about 80% completed, but slowed by the weather.

Document revision Committee: Bill reported progress was slowed by the holidays and vacations. The final draft may not be ready by the March meeting.

Old Business: Several complaints about the lack of beach access. Control is in the hands of the town of Flagler Beach and the beach replenishment program. We can only urge action.

Motion to adjourn was approved at 11:58 AM.

Respectfully submitted, William Hopson, Secretary