

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS WORK

JAN. 16, 2019

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

Minutes of the previous meeting were approved as distributed.

Prior to the start of the official meeting, Robin Hall hosted a presentation by The Window Store regarding installation of new exterior windows and sliding doors for those owners who may need or want them. Details are available from the office and/or Robin.

Jim announced with regret the passing of residents/owners Gregg Gibbons and Lori Music.

Correspondence:

Notice of short term rental violation in #111 and notification sent to City

Request from David Meers #724 to move to a different parking space

Notice to #214 Arles Kirsh re: more than one pet.

Notice to #512, Cotroneo, various dog violations and damage to condo property and response

Letter and related violation notice #222, Piccirelli, regarding oversized dog and complaint of rude behavior on the part of Board member.

Letter from #411 Torma requesting storage rack for free weights in gym

Letter to #411, Torma, regarding parking space change.

Notice to #314, Knight, violation of pet clean-up and response

Financial Report: Jim emphasized that the 4.5% increase in the budget was due to 5.9% increase in the water budget for 2019. Without this increase, the overall budget would have

actually decreased. Several past budgets have contributed to shortage of approximately \$10,000, this 2019 budget will erase that shortage.

Our reserves have been depleted and we need to boost them up to cover any large projects and/or damage to the building. We try to stay on a "pay as you go" basis to eliminate assessments or long-term debt.

Maintenance report: Tom submitted his report of items addressed since the last meeting which is attached to, and by reference, made a part of these minutes. Noted items include repairs to the pool area and cabana, changed the door lock system on the entry door from the parking garage due to vandalism of the door, the tennis court repairs are almost completed including outlines for a pickle ball court. Weather has to cooperate.

For the future, Tom requested a security camera be added to the area outside the main garage entry to the elevators. In response to odor complaints throughout the common area and odors seeping into individual units through the air ducts, Tom suggested air purifiers be installed on the A/C units for all the common areas of the building.

Document revision committee: Bill and Chuck reported progress was slowed due to computer malfunction, but should be ready for owners' approval shortly.

Old Business: Jim explained the state law concerning privacy laws applicable to employees' personal information. We cannot divulge any personal data including salaries for any employee.

New Business: No one is permitted to randomly change their assigned parking space without permission from the Board. Requests for a handicapped spot are added to a list in the office and will be addressed in the order in which they were posted.

The Board agreed to use the AKC designation for determining the size of a dog whenever possible. Mixed breeds will be evaluated on an individual basis.

The Board asked Tom to have a rack constructed to hold the hand weights in the gym.

The Board authorized Tom to procure and install air purifiers for all common areas and installation of an additional security camera in the basement

No further business came before the Board and the session was adjourned at 1:05 PM.

Respectfully submitted,

William Hopson, Secretary