

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

JULY 27, 2016

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Mary Burgos, Bill Hopson, Allyson Huskisson, 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 read.

Linda Oliva, on behalf of the Decorating Committee, presented the proposed plans for redoing the lobby. The Board approved the project and said budget funds were available to cover it.

**FINANCIAL REPORT:** Jim reported that we are currently about \$16,000 over budget for the 6 months period. Most of this is due to unexpected maintenance, sprinkler and inspection costs. Cash flow will be tight for the balance of the year.

Jim asked for, **and the Board approved, A MOTION TO RAISE THE RENT ON THE 3 LARGE STORAGE ROOMS INCLUDING AIR CONDITIONING AND ELECTRIC FROM \$50.00 PER MONTH TO \$150.00 PER MONTH, AND TO RAISE THE RENT ON THE SMALL STORAGE LOCKERS FROM \$10.00 PER MONTH TO \$20.00 PER MONTH, BOTH EFFECTIVE AS OF SEPTEMBER 1, 2016.**

**MAINTENANCE REPORT:** Tom submitted a listing of all maintenance and repair projects undertaken since the previous meeting. This list is attached to and made part of the minutes by reference.

Tom expounded on several points in the list:

The proposal to re-pipe the water supply to the building would require a new construction permit which would be prohibitively expensive because the entire system would have to be brought up to current code. Tom suggested and the Board approved a plan to clean, coat and seal the damaged portion of the supply pipe to prolong its useful life.

Insects have infested old pressed wood cabinets in some units. The cabinets will have to be removed and replaced at the owner's expense to prevent further infestation.

All owners are reminded that A/C maintenance and repair is their responsibility. Drain lines must be flushed regularly with bleach or vinegar to remove any algae obstructing the lines. It is NOT the responsibility of the maintenance personnel to perform this service.

Tom recommended, as part of the lobby up-grade, that the overhead lights be changed to new cost effective LED fixtures. They don't require replacement ballasts and will use less energy. In the long run they will save us money. The Board agree to proceed with the changeover.

Direct TV has presented some roadblocks to continued installations. Tom will try to work out a mutually satisfactory solutions to their concerns.

Residents are reminded to be conscious of the neighbors when utilizing the meeting room. Please keep the noise and commotion down to an acceptable level as a courtesy to others.

As always, the Landscape Committee needs your donations to help fund the beautification projects they undertake throughout the building and grounds. Any amount you can spare would be appreciated.

No further business came before the Board and the meeting was adjourned at 12:20 PM

Respectfully submitted,

William Hopson, Secretary