

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

JULY 12, 2017

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Mary Burgos, Chuck Hall, Bill Hopson, Bob Minahan, Jim Stanton, Regina Lawler and Terri 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.

Prior to start of the regular meeting, Butch Malo, Head of Advanced Cable, provided an update on the increased wi-fi services and the prospects for additional TV programming.

Minutes of the previous meeting were approved as distributed.

CORRESPONDENCE:

Letter from Riad Hamwi protesting the actions of Maintenance Manager.

Violation notice sent to unit#915 excess number of pets staying in unit.

Letter to unit #322 re: violation of City's short term rental law.

TREASURER REPORT:

Cash flow is a problem at this point in the budget year. Vending machine receipts are lower than anticipated.

All units except one are paid up to date. We are collecting the rent from that unit and applying it to the current and past due account.

We are currently about \$15,000 overspent on our budget for the year. A major water leak in the supply line to the building has contributed approximately \$9,000 to the deficit. The cost of repairs to the water service and the added cost of the wi-fi and TV service will cause an increase in next year's maintenance fees to replace the depleted reserves. Our financial condition is "good", but not "great"

DOCUMENT REVISION COMMITTEE:

Chuck and Bill reported progress; proposed changes will be publicly reviewed before presentation for adoption. We are targeting next March as the completion date.

MAINTENANCE REPORT:

Tom expanded on the water main problem and the proposed method of repair. This will be expensive and may require that water be turned off to complete the hook-ups.

The internet project is about 85% complete and work is ongoing.

Roof repairs are complete. It is approaching time for re-coating.

The hallway floor in the basement bathroom has been re-painted, and the bathrooms and sauna floors have been professionally cleaned.

The pool area and elevators have successfully passed inspection.

Maintenance work continues on electrical, water, waste and leak problems.

PUBLIC SESSION:

Open discussion on lock and key problems. The propriety key and lock system is expensive and difficult to replace. The Board agreed that any DEFECTIVE key turned in would be replaced at no cost to the owner.

The question of service dogs and nuisance dogs in general was again brought to the floor. We are seeking clarification of the laws governing service and support dogs.

At 1:00 PM the meeting was adjourned and the Board retired to a closed session to discuss matters relating to a pending legal matter and subsequent legal advice from our Attorney. No formal action was taken at this session.

Respectfully submitted,

William Hopson, Secretary