

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

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS WORK SESSION

July 11, 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, and Chuck Hall 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.

CORRESPONDENCE:

One notice of violation of short term rental regulations was sent. The owners in question gave a satisfactory response that no violation occurred and the matter was closed.

FINANCIAL REPORT: Jim gave a detailed analysis of the financial of the Condominium and explained line items in the operating results as of June 30, 2018.

Vending receipts are down, but the last deposit was net included in the report.

Capital expenditures for the pool heater and elevator floors have used up most of the yearly budget for that line item.

Cash flow is close to budgeted amount.

The biggest item is water and sewer charges. In spite of all the repairs, the bill has not gone down. Close examination of the bill shows that the "Base Fee" charged by the Town has risen almost 25% in the past year, wiping out all the savings from our water main project. Jim asked for help from the membership in determining how the Base Fee is calculated. This increased fee will have a major impact on the 2019 annual budget unless we can somehow get it reduced.

MAINTENANCE: Tom's report to the Board included replacing the A/C unit for the 3rd and 9th floors, installed 15 roof exhaust fans, installation of pool solar heater, replaced flooring in elevators, 35 more balconies to coat and the project will be finished.

The elevators passed their yearly inspection, but the report indicated that equipment in the elevator pit had to be cleaned and rustproofed. We were given an estimate of \$5,000.00 to have the job done, but Tom says we can do it in-house for about ½ the price. The Board gave him the authorization to proceed.

EMPLOYMENT MATTERS:

Jim Baranoski, our maintenance man, is leaving at the end of the month. The Board accepted his resignation with regret and wished him well in future endeavors.

DOCUMENT REVISIONS: Bill and Chuck received revisions from the Attorney's office yesterday and are in the process of reviewing the revisions. Progress is slow, but moving ahead.

OLD BUSINESS: An open floor discussion was held on the frequent overpopulation of one of the penthouse rental units. We are doing what we can to ease the situation.

NEW BUSINESS; Our pest control operators reported insect infestation in and around unit 413. They are blocked from spraying anywhere but the kitchen. We will ask for help from local social services agencies.

Units 111 and 419 are in danger of foreclosure and 818 has been served with a foreclosure notice.

Tom and the Board are continually trying to find a solution to speed up the replacement process.

Susanna Knight volunteered her expertise to help improve the building aesthetics. The Board thanked her for her offer if and when that help might be needed.

The session concluded and was adjourned at 12:45 PM.

Respectfully submitted,

William Hopson, Secretary