

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 14, 2015

The Annual Meeting of the Membership was called to order by Association President Jim Stanton at 10:00 AM.

The Secretary certified that all notices and information pertaining to the meeting were properly filed and posted according to laws of the State of Florida and the governing documents of the Association. Sign-in by those present and presentation of proxies received showed a quorum present to conduct business. 61 proxies were certified and 26 members were in attendance.

Minutes of the Annual meeting and Board reorganization meeting were approved as distributed.

There was no contested elections this year so the Secretary certified the reelection of Directors Jim Stanton, Allyson Huskisson and Marc Plante for a term of two years. Directors Terri Westwood, Mary Burgos, Bill Hopson and Bob Minahan each have 1 year remaining in their current terms.

All Directors were present as was Building/Maintenance Manager Tom Pawson and Office Manager Debi Pawson. Marc Plante attended via Skype.

Correspondence: A Letter was received from the law offices of Osterndorf and Associates offering to represent the Association in matters concerning the collection of past due accounts and the filing of liens.

President Stanton reviewed the current financial condition of the Association. We ended 2014 about \$7,000 under budget which effectively cancelled out 2013's deficit of approximately the same amount. The budget for 2015 has an increase of 3.9 %. The financial statements for January and February 2015 look very good. We are just about on budget. Our collection of maintenance fees are excellent and we are actively pursuing the 1 or 2 delinquent accounts.

MAINTENANCE: tom Pawson discussed the projects completed in 2014 and those currently in progress or planned for the coming months. An item of major concern is the corrosion of the water main feeding the building. We have to replace and upgrade our surveillance system because the hard drive was destroyed during an electrical storm.

New cushions were purchased for the pool lounges and tables and chairs are on order.

All members are reminded that the **Landscape Committee is in need of donations.** Contributions of any amount are welcome.

CABLE/TV COMMITTEE: The team of Allyson Huskisson, Dave Torma and Marc Plante presented their preliminary findings of ways and means to improve our reception of cable and television services. They received proposals from AT&T (Direct TV) and Bright House, but have had no input from our current carrier, Advanced Cable.

After a lively discussion no decision was reached. The committee will try to contact Advanced Cable again and, at the May meeting, present 3 proposals and their recommendation as to which one presents the most benefits to the membership as a whole.

New Business: The Board approved the appointment of Mary Ellen Ostendorf as Association Attorney.

The meeting adjourned at 12:15 pm.

Respectfully submitted,

William Hopson, Secretary