

**OCEAN CONDOMINIUM ASSOCIATION, INC. VIEW
MANOR**

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 20, 2015

The meeting was opened by Association President Jim Stanton at 11:00 am. Directors Mary Burgos, Bill Hopson, Allyson Huskisson, Marc Plante (via skype), Jim Stanton and Terri Westwood were present. Also attending were Tom Pawson, Building Manager and Debi Pawson, Office Manager. All notices were properly placed and a quorum was present.

Minutes of the previous meeting were approved as distributed.

CORRESPONDENCE:

Several letters concerning dog waste on 4th floor hall and balcony.

Letters concerning Oliva/Stefano dispute

Letters and e-mail concerning TV service to building.

FINANCIALS: We are basically on budget for the 4 months of 2015. Our finances are sound.

MAINTENANCE: The roof project is complete the roof is in the best condition it has been in years.

All inspections for the year have been completed successfully at a cost of approximately \$3,500. We have the highest insurance ratings we can get.

There is a question about the gauges on each floor's sprinkler system being "tarnished" and needing replacing. Tom disagrees and was given the OK to contest the requirement.

Tom was also given permission to put off purchasing new fire hoses for each floor.

The kiddie pool has been repaired and the leaks finally stopped.

Advanced Cable has asked to install a temporary extra dish antenna on the roof. The Board approved it providing Tom selects the location and the dish is securely fastened.

The dog problem on the 4th floor has resumed. Jim reinstated the grievance committee. Elaine, Regina and Allyson will try to resolve the problem.

The owner of #615 has satisfied all obligations to us. The unit is not rented and the owner wants to return with a "guest" who has been banned from the building due to conduct detrimental to the building and its occupants. The Board agreed that no one wants the "guest" back in the building. We will resist all efforts to have him return.

Tom is looking for a competent person or persons to take action in an after-hours emergency until he can get here.

OLD BUSINESS: the TV committee reported progress on its search for better Service. Still no response from Advanced Cable except for a small rebate on our monthly bill amounting to about \$1.00 per unit. The Board approved the committee's request to have reps from Bright House and Direct TV appear at the next meeting to present their proposals and to answer questions from the Board and residents.

COMMENTS: A Question about the lack of a grill outside the meeting room and could it be replaced. The answer was that the Board felt that the liability issues were too great as we could not control who was actually attending the grill. Anyone is welcomed to use their own equipment at

their own expense and liability on the picnic area.

No further business was brought before the Board and the meeting was adjourned at 12:35 pm.

Respectfully submitted,

William Hopson, Secretary