

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

FLAGLER BEACH, FL 32136

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**MAY 10, 2017**

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Mary Burgos, 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.

Minutes of the previous meeting were approved as distributed.

**CORRESPONDENCE:**

E-mail and response re: electrical problems noted by realtor

E-mail re: large dog in building

Unsigned note re: are blinds in windows allowed

Series of e-mails re: parking space assignment

Attorney letter re: referencing above parking space dispute

**TREASURER/FINANCIAL REPORT:** Jim reported that while most of the budget is on track, items for salaries, water and maintenance are significantly above projections by approximately 10,000 dollars. All expenses are current and there are no significant unpaid bills. Our reserves are sufficient, but we need to be frugal with expenses for the balance of the year.

MAINTENANCE: Tom's printed report is attached to, and made part of these minutes. He emphasized notes that the garage doors need to be replaced, water consumption through waste and leaks, the need for a filtering system for the kiddie pool and the tennis court fence and resurfacing needs.

The Board decided to use water from the main pool to supply the smaller pool until funds are available to replace the system and to hold off on the repairs to the tennis court for this year.

Tom will go ahead to replace the garage doors as soon as practical. They are a hazard and are no longer in repairable condition.

OLD BUSINESS: Master keys for new owners are a problem. The sellers should turn over 3 keys at closing. Buyers should research our web site before closing to be informed of all of our rules and regulations.

Advanced Cable has commenced work on up-grading our cable and Wi-Fi service. When completed, the service will cost the Association \$20.00 for Wi-Fi and \$16.72 for cable per month per unit. All costs will be borne by the Association. No payment will be made until the system is fully functional. Owners will no longer have to pay extra for Wi-Fi services.

Metal furniture on balconies is still an ongoing problem. We will send violation notices to those who do not comply.

Large dogs and multiple pet owners will be sent violation notices and we will continue to try and enforce the building rules that are in effect.

NEW BUSINESS: A large dispute concerning the assignment of parking spaces resulted in the Board maintaining the right to control the assignment of spaces to the benefit of all owners and no further action will be taken pending the possibility of legal action in response to the letter from Attorney Robert Cuff.

**Director Chuck Hall suggested that an executive committee consisting of the President, the Vice-President and the Secretary be formed to oversee operations that come up between meetings. Terri Westwood moved and Regina Lawler seconded a motion to approve the formation of an executive committee. The motion was carried unanimously.**

No further business came before the Board and the meeting was adjourned at 1:00 PM.

Respectfully submitted,

William Hopson, Secretary