

Ocean View Manor Condominium Association, Inc.

3600 South Oceanshore Blvd. Flagler Beach, FL 32136

Minutes of The Board of Directors Meeting - May 08, 2019

Association President Jim Stanton called the meeting to order at 11 am. Directors Bill Hopson, Chuck Hall, Bob Minahan, Terri Westwood, and Regina Lawlor were present. Also present was Tom Pawson, Maintenance Manager and Debi Pawson, Office Manager. Notices had been posted and a quorum was present to conduct business.

Minutes of the previous meeting were approved as distributed.

Correspondence:

Notice to #214 Ades Kirsch re: more than one pet.

(Answer in person to the violation: The dog is a registered, documented service animal therefore does not count as a pet. Papers were given to the office.)

Letter from Allstate Insurance company regarding the auto accident that resulted in damage to the property, fence and tennis court.

(This is the automobile insurer – “There is no coverage by Allstate because the vehicle was stolen.” Ocean View’s insurance deductible is \$5000.00, therefore we will do the repairs in-house below that amount.)

Letter from Mr. Van Rooy Unit # 912:

(He is an attorney and has questions and legal concerns about the document revisions. Our attorney has agreed to speak with him regarding these questions.)

Letter from OVM to tenant in unit 516 regarding their friends using the amenities such as the water to wash their car on our property. He was told they are not at liberty to come and use our amenities.

Financial Report:

Jim explained why we are over budget. There have been several extraneous projects that were not budgeted for but needed to be completed. For this reason we had to take funds from the Reserve account. These projects included:

- Changing all the lights in the building to LED
- Installing five A/C units in the common areas
- Tennis court re-surfacing and fencing
- Installing air purifiers on each floor
- Replacing five exit doors in the garage
- Roof re-coating and repair of 2 areas.
- Generator repairs
- Hiring Leak Detectors to find pool leaks and repair

For this reason he requested we take \$28,000.00 from the reserve account and transfer it to the operating account, to bring us back on budget. He also advised that the board increase the annual transfer to Reserves by 3% per annum next year.

He reported that there are the three units which are in default and are tied up with the banks due to reverse mortgages. We are the losers when it comes to these mortgages. We will continue to

put tenants in them to keep the unpaid maintenance payments exceeding 12 months, as that is all we can collect.

The transfer was approved by motion and the financial report was approved.

Maintenance report:

Tom submitted his report of items addressed since the last meeting, which is attached to and by reference, made a part of these minutes. Of special note was the subject of the swimming pool and kiddie pool. Both are in need of maintenance. The pool still has a leak that was not detected in the lines. Therefore it might be in the main drain or it is leaking through the pool surface which needs re-coating. Either scenario requires the pool to be emptied. The kiddie pool, which is to be available Memorial Day to Labor Day, needs a new filter system. A motion was made and agreed upon to fix the kiddie pool system and wait until November to empty the pool for repairs.

Report on Document Revisions:

We strongly ask the members to return their ballots and voice their opinion. We have 60 days to do this. We have had 40 responses. Bill will conduct an informal discussion if anyone has questions.

Report from Municipal Liaison- Dave Torma

Dave Torma and Don Eichen met with the city officials who agreed that the city owns the walk over. Dave obtained papers with the proof. They offered the option of Oceanview taking ownership, responsibility and liability if we desired to. If not they will retain ownership and do the repairs, but it will also be open to the public. The Board overwhelmingly agreed that they do not wish to take ownership. They agree that the city seek all available funds from the federal, state and local governments to do this repair as soon as possible. The hurricane was years ago, not months ago. The board thanked the committee for their time and effort resolving this matter.

Unfinished Business:

The tennis court – The damage caused by the automobile accident will be repaired in house.
The first floor carpets - will try a new vendor to see if they can be cleaned.

New Business:

Advanced Cable has merged with another cable provider. They have been told that in order to keep their equipment on our roof they must agree to keep our rates the same. They have agreed to do this. They will be offering many additional options for those who care to purchase them on their own. They will be providing many upgrades.

No further business came before the Board and the session was adjourned at 1:15 P.M.

Respectfully submitted,
Debi Pawson Recording
Secretary