

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS WORK

Nov. 7 2018

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Bill Hopson, Chuck Hall, Bob Minahan, Jim Stanton, Terri Westwood, and Regina Lawler, 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.

President Stanton noted with regret the passing of resident and owner Shirley Furlong.

Correspondence: Note from Meers, Unit 724, and re: objection to use of email without consent.

Financial Report: Jim reported on the nine months operations ending on Sept. 30th. We are slightly (about 1,000.00) over budget as of that date. Finances are tight as we are still trying to recoup losses from the recent storms and deficits from the previous years and rebuild the reserves.

More financial information was provided as Jim went into a line-by-line explanation of the proposed 2019 budget, a copy of which is attached to these minutes and made part of by reference.

The budget as presented is identical to the one proposed at the Sept. meeting with the exception of the line item concerning District water costs. In October the City announced a 25% increase in the base water rate. This increase forced the Board to add \$13,000 to the line to cover the additional water fees. The total budget increase is now 4.4%. The increased water rate accounts for approximately a 5% rise in the total budget. Without it, the budget would show a slight decrease from last year.

Jim opened the meeting to discussion on the proposed budget by Board members and those owners in attendance. The discussions did not bring about any changes to the proposal and Jim called for a vote on adoption of the budget.

A roll call vote resulted in a 6-0 approval and the budget was adopted.

Maintenance Report: Tom presented a list of maintenance performed since the previous meeting. A leak in the swimming pool was repaired in-house with an estimated savings of \$3,000. Balconies are all repainted and the building repainting project is basically finished. Work has started on the tennis court. We hired a new maintenance person: **Grady.**

Other items are included in Tom's report which is attached to these minutes and made part of by reference.

Document revision committee. Bill reported that after several reviews required some corrections in the copy, he and Chuck will meet with the attorney to finalize the proposed revisions and present them to the membership for approval. **In addition, Bill asked that as many owners as possible approve the Board's request to transmit official proceedings to the membership by electronic means (email). This could save us considerable money in postal costs as the revisions are**

about 100 pages. Those without email ability will continue to receive information by mail or hand delivery.

In other business, the Halls presented a proposal for individual owners to receive replacement windows and doors at a reduced cost, if enough owners join together for a bulk purchase. Anyone interested in joining in can contact the office for more information on pricing and other details.

No additional business was brought before the Board, and the meeting was adjourned at 12:45.

Respectfully submitted,

William Hopson, Secretary