

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

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

Sept. 16, 2015

The meeting was opened by Association President Jim Stanton at 11:00 AM. Directors Mary Burgos, Bill Hopson, Allyson Huskisson, Bob Minahan, Jim Stanton and Terri Westwood were present. Also attending were Tom Pawson, Building Manager; Debi Pawson, Office Manager; and Dave Doolittle, CAM Manager and Accountant.

All notices were properly placed and a quorum was present to conduct business.

Minutes of the previous meeting were approved as distributed.

CORRESPONDENCE: A petition from the membership was received regarding owners voting on the possibility of changing the TV service to the building.

An e-mail question and response concerning the Board's budget workshop procedures.

The President asked for a moment of silence in memory of the recently deceased Dominic Salvador and wishes for a swift recovery for the hospitalized Dick Fritz.

BUDGET: Jim presented three possible budget options for the Board's consideration. All three options were identical except for the line items relating to the TV service. The base budget showed an increase of 0.64% over the current year. **After a general discussion of the line items, Bill motioned and Allyson seconded approving the basic proposed budget pending discussion and approval of one of the three TV options. The motion passed unanimously.**

TV SERVICE: Jim proposed that Tom could wire the building in house for about \$23,000. This would enable owners to have a choice of provider and keep

Advanced Cable as the primary provider. This would raise the 2016 budget 4.60% and would be a one- time charge to the Association.

Bill moved and Pinky seconded a motion to accept this version of the proposed budget and have Tom proceed with the re-wiring process. The motion was approved unanimously.

MAINTENANCE: The sign lighting on the roof has been turned off due to nesting turtles. They will be re-lit when the season is over.

Another bathtub leak caused damage to a unit below. Ongoing replacement of ageing pipes will continue to be costly and requires constant attention.

Owners of “stubby” hot water heaters are urged to contact Tom as replacement heaters are no longer being manufactured and are hard to find.

Tom spoke of and showed pictures of the damage from a recent lightning strike which caused several problems throughout the building.

Tom was authorized to repair cracks in the garage entrance ramp and to paint over the entire ramp with concrete paint in a neutral color.

All owners are requested to support efforts to prevent residential building on the golf course property and to encourage the town administration to resume operation of the course.

No further business came before the Board, and the meeting was adjourned at 1:15 PM.

Respectfully submitted,

William Hopson, Secretary