

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

**3600 SOUTH OCEAN SHORE BOULEVARD**

**FLAGLER BEACH, FL 03624**

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP**

**MARCH 13, 2010**

Association President Jim Stanton called the meeting to order at 10:00 AM. Tabulation of the proxies and a calling of the roll totaled 64 members present or represented. A quorum was established to conduct business. The Secretary certified that proper notice of the meeting and mailings to all members was done according to law.

Minutes of the meeting of March 14, 2009 were approved as distributed.

**The Secretary certified that the results of the voting on the proposal to waive the professional audit of the 2009 financial records and to conduct an in-house audit showed 53 in favor and 11 opposed.**

**REPORTS:** Jim Stanton commented on the passing of long-time member Neil Francis and the moving to another city by Al Klepp. He paid tribute to them both for the contributions they made to OVM.

1 of our units is in foreclosure and has not paid maintenance fees and assessments for many months. Most other units are either current or only slightly in arrears with monthly maintenance fees. All owners who were on time payments for 2009 assessments are paid up, and those on time payments for hot water heater replacement are either paid or on

schedule. Jim noted that failure by anyone to make timely payments affects all owners and places an unfair burden on the to make up the deficit.

**TREASURER:** Jim reported that Dave Doolittle has sent all records for 2009 to the CPA for preparation of our tax returns. Last year's financials showed us approximately \$21,000 in the black, making up for almost all of the shortfall from 2008. Copies of the report all available in the office.

**AUDIT:** Rosemary Claxton, an experienced auditor, is in the process of reviewing last year's financial records. A committee of members will meet with her and Dave Doolittle to review and to certify the audit.

**STAFFING:** Jim reported on the resignation of Gloria Natalicchio as office manager. Gloria has been replaced by Debbie Pawson who is rapidly and efficiently learning her way around the office.

Jim praised Tom Pawson, our maintenance manager, for his exemplary efforts to improve or building and the premises in general. Tom received a round of applause from all those present.

**MAINTENANCE:** Tom reported on some of the major accomplishments of the past year:

- the meeting room has been upgraded and refurnished and a surveillance system installed
- Railings have been placed out front on the stairs and by the garage doors

- The sprinkler system in the building is being overhauled; 31 sprinkler heads in A/C closets are being repaired or replaced. Tom now has keys to all A/C units.
- Secondary waste pipes in units are being upgraded or repaired as needed
- The retaining wall around the property is being repainted.
- The concrete ceiling in the garage needs repairs; the necessary products have been purchased and work is underway
- The South and North stairwells have been repainted and the lighting upgraded. The North stairs will be done as time permits
- 38 bath tubs have been checked for leaks and damage. 3 were leaking. 2 were repaired, the third is in an unoccupied unit.
- The South tower balcony repair project is done. They were cleaned, sealed caulked and coated. Total cost to complete the entire building in-house will be about \$30,00. This contrast with estimated of \$70 to \$92 thousand from commercial companies.  
**DUE TO THE TOXIC NATURE OF THE MATERIALS INVOLVED, RESIDENTS ARE ADVISED TO KEEP THEIR WINDOWS AND DOORS CLOSED DURING THE REPAIRS.**
- Tom has finally secured a new supplier for security key blanks and replacement keys are on hand.
- A November 30th hydraulic fluid leak from a garbage truck has some unresolved issued among the town, the insurance companies and us over about \$7,000 in repairs to our blacktop. Discussions are on-going
- The generator has been over-hauled and repaired at a cost of \$1,800

- The new elevators have had 4 major problems. 2 were caused by damage by movers, 1 by a quick electrical outage (flicker) that caused the safety mechanism to lock up, and 1 was the result of a too heavy granite delivery causing the car to tilt. In all cases the safety mechanisms worked as designed
- The pool cover has had both positive and negative reports. The wind has created a big problem keeping the cover in place, but if we get some sun and warmer air, it will raise the pool temperature about 10 degrees. Low use due to cool weather has resulted in some saving in electrical use.

On Tom's to-do list for when time and funds permit are:

- Install a rain shield for the elevator shaft
- The diesel fuel tank will be capped and filled with sand when it is empty
- Sump pump grates in the garage will be repaired and/or replaced
- Tub project to continue
- Air vent covers on the roof will be replaced
- Lighting will be upgraded on the south side of the garage
- Electrical outlets in the garage will be hooked to the emergency generator
- Fire sprinkler valves need to be replaced, they are on order
- East stairwell will be repainted and lights upgraded
- Parking space numbers on the bumpers and floor will be coordinated
- New curbing on the north side will be painted
- Railings on the outside of the building will be cleaned and waxed

- Landscaping will be placed by the new railings out front

**CORRESPONDENCE:** 4 requests for additional security keys were approved pending receipt of \$200 per key issued.

5 letters of complaint against a neighboring unit were received from one unit owner citing numerous instances of excessive noise, dogs tied in the hall and the hall passageway blocked by items left there. 1 letter was received from the neighbor citing excessive noise from the other's unit.

At this point, the President opened the meeting to general discussion and asked for help in addressing the complaints. The Board does its best to remedy such situations , but has little punitive powers. A general discussion showed the Board could do little but continue to press for cooperation from all involved.

It was agreed that we should set up a program for clearing all storage areas. NO items are to be stored in the electrical rooms or hallways at any time as they constitute a hazard and might subject us to fines.

All formal complaints should be in writing and signed or else ignored by the Board.

Mr. Foley thanked the Board for their efforts and offered to help with resolving some of the complaints.

3 more floors need carpet replacement. The Board will take up the matter at is next workshop meeting.

Dog walkers are reminded that "on a leash" means that the walker is holding the leash and has control of the animal.

At the request of an owner, the Board will look into expanding the coverage of the security system to other areas of the building.

The landscaping committee reported a lot of damage from the winter weather. Repairs and replacement will start when the weather breaks. Contributors to the landscape fund were thanked for their donations.

As there was no further business, the meeting was adjourned at 11:45

Respectfully submitted,

William Hopson, Secretary