

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE BOARD OF DIRECTORS' WORKSHOP

January 11, 2012

President Jim Stanton opened the meeting at 11:00 AM

Present were Directors Pinky Burgos, Bill Hopson, Allyson Huskisson, Bob Minahan and Jim Stanton. Directors Rosemarie Claxton and Teri Westwood were absent. Also in attendance were Maintenance Supervisor Tom Pawson and Office Manager Debi Pawson.

Minutes of the previous meeting were approved as distributed.

Jim asked for a moment of reflective silence in memory of long-time owners Joe Tarantino, Karen Harting, Jan Stover and Theresa DiLilli who recently passed away.

PRESIDENT'S REMARKS: Jim announced that as attendance was small, the Board would welcome input from the audience during the meeting.

The next meeting in March is the Annual owners Meeting. Information and proxy forms will be sent out from the office.

At the end of the open session the Board will adjourn to a closed session to discuss items of a sensitive nature regarding specific owners and units. This part of the meeting will be recorded in the minutes, but the public will be barred from attending the session. No formal action will take place during the closed session, and the Board will reconvene after the closed session and conduct whatever business remains in open session.

TREASURER'S REPORT: Jim distributed to the Board the regular report prepared by Dave Doolittle and a special two-sided report prepared by himself. One side presents the operating results for the year 2011 along with the budgeted numbers for 2006 through 2011 and the budget adopted for 2012. The other side shows a reconciliation of operating results as presented each month and with yearly totals as prepared by Dave Doolittle, a breakdown of rental income by Doolittle, information regarding the reserve accounts, a breakdown of the individual unit/maintenance charges for 2012 and an indication of the monthly and annual monthly maintenance fee amounts.

Jim made general comments regarding extraneous happening in 2011 and the development of the budget for 2012. He reconciled his figures with Doolittle's report, broke down the item about "rental income", explained income and loss vs. cash flow. His findings showed a cash flow deficiency of \$6,735 and an amount to be collected for hazardous waste clean-up of \$7,050. He felt we were as close to on-budget as we could get except for the cash flow deficiency.

Jim went over the history of unit #517. We are renting it and using the income to recover past due fees.

Debi reported on three additional units: #113, our attorney is working to get the bank to move on foreclosure; # 213 and #517, we have received permission from owners, changed the locks and have rented the units,

MAINTENANCE REPORT: Tom gave the Board a letter from the owner of Unit #112 requesting permission to replace the windows with a new product that is close to the original color and is more durable. Tom showed the Board a sample of the material and asked that we give it a try as it might serve as an upgrade for anyone wanting to replace their windows. The Board agreed and Debi will send the owner a letter granting approval.

The office now has keys to all units, thanks to owners' cooperation.

All interior painting has been done including halls, lobbies, and garage doors.

9 areas of the building have been repaired and repainted for preservation. 23 areas under balconies have been repaired where re-bar has rusted through.

Exhaust fans in the basement and on roof need replacement due to ageing and fatigue.

The trash chutes are being repaired and repainted as we meet.

Repairs and replacement of waste pipes are an on-going concern. Tom asked that all occupants be extra careful of what goes down the waste pipes. An 8th floor unit suffered severe water damage from 9th floor leaks during the owner's extended absence. We have repaired the unit to the owner's satisfaction.

The Board authorized Tom to inspect any unit for damage if has been unoccupied for an extended time.

The fire sprinkler units on the 8th floor need replacing. Tom can do in-house.

14 main electrical breakers are now working and don't need replacing right now.

17 toilet valves and 8 faucets have been replaced. 3 leaking shower valves have been repaired. Dryer vents have been cleaned out.

Cigarette butts thrown from balconies have littered the front landscape areas. Occupants are asked to stop such careless activity and to dispose of their butts properly.

Tom reported the theft of gas from cars parked in the garage. This has occurred 5 times that we know of. Residents are asked to be observant and to report problems promptly.

New carpets are planned for the 3rd and 6th floors. The 3rd floor may again be delayed due to the on-going dog soiling problem

Dogs in the building were discussed in general and Chris Labor asked that all dog owners not be punished because of the negligent conduct of a few. Allyson volunteered to meet identified offenders and to try to get their cooperation.

A complaint was made about the weak wi-fi signal outside of the meeting room. This generated a lively discussion about the quality of service provided by Advanced Cable. The overwhelming concensis was that Butch needs to live up to his promises and obligations.

At this point the Board adjourned to executive session to discuss matters involving certain owners and unoccupied units. Items concerning #113, #213, and #517 were laid out for the Board's information and examination.

Back in open session, the Board authorized Jim Stanton to handle all affairs concerning unit #113 t his own discretion.

The meeting was adjourned at 1:25 PM

Respectfully submitted,

William Hopson, Secretary