

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

**3600 SOUTH OCEAN SHORE BOULEVARD**

**FLAGLER BEACH, FL 03624**

## **MINUTES OF THE BOARD OF DIRECTORS MEETING**

**JULY 10, 2013**

Association President Jim Stanton opened the session at 11:00 AM. Directors Mary Burgos, Norma Friel, Bill Hopson, Allyson Huskisson, Bob Minahan, Jim Stanton, and Terri Westwood were present. Also attending were Maintenance Manager Tom Pawson and Office Manager Debi Pawson.

Minutes of the previous meeting were approved as distributed.

**CORRESPONDENCE:** Bill read a series of letters and e-mails concerning the damage caused to one of the garage doors by the owner of unit #314 and/or her agent. Because the Board considered the damage to have been caused by negligence on the part of the owner, she was billed for the cost of repairs. The owner has denied any responsibility for damages and has refused to pay the associated costs. The Board will pursue the matter.

**FINANCIAL REPORT:** The latest financial figures show that we are over spent on the budgeted amounts by approximately \$8,000. This is largely due to capital improvements which can be covered by deferred maintenance, if necessary. The remainder of the budget is within normal limits. Monthly maintenance fees are mostly up to date. Reserve funds are sound and we are in overall excellent financial condition.

**MAINTENANCE:** Tom reported that :

The 3rd floor has been carpeted.

The emergency PA system has been repaired and is working.

Fire sprinkler repair overcharges and charges for elevator repairs due to damages from electrical outages have both been reduced to \$0.00.

Tom will look into the possibility of installing surge protection for the entire building. This option may be available starting in 2014.

There are 2 or 3 continuing problems: Waterproof membranes under some of the inside showers are starting to deteriorate due to ageing. These showers are leaking and causing damage and mold. This damage is most frequent in 2 bedroom units with walk-in showers. Toms will inspect these units for possible damage. The individual unit owners are responsible for making repairs to their units and then he can work on repairs to any collateral damage to common property.

Water is leaking into the woodshop area possibly caused by A/C condensation from floors above. Tom is seeking the cause and a cure.

Many window sills and balconies need repair due to re-bar rusting and expansion. This is an on-going problem that is addressed as necessary.

The elevator carpets have been changed.

The new owner of #115 has donated a refrigerator which was installed in our rental at #517 to replace a defective one.

Unit #121 needs a new A/C compressor and plumbing repairs.

3 clogs in the 8th-9th floor waste lines have been repaired since the last meeting.

Tub drains are being blocked by rusted pop-ups. It takes Tom up to 2 hours to clear the drains.

The generator radiator has been changed and a new vent system has been installed along with an access panel to facilitate cleaning the new radiator.

Painting has been started on garage walls.

We have passed all of our health inspections.

Tom reported that purchasing new tables and chairs for the pool area would cost about \$600.00 per set. Replacement cushions for the lounges would be approximately \$100.00 each. Any purchases are deferred to 2014.

Emergency booklets are completed and in place in the pump rooms. We need some competent assistants to help out if Tom is not available. A possible assistant for Tom will arrive in August and will reside in OVM for at least a year.

NEW BUSINESS: Debi was asked to compose a letter to notify unit owners of the shower and drain problems.

The Board discussed the possibility of charging owners an hourly fee for Tom's services in an individual unit during his working hours. He is responsible for all of the common areas of the building and grounds, and is not a general handy man for anyone with a problem. Unit owners should be responsible for costs and repairs to their personal space. The Board will consider the implementation of any such fees at the next meeting.

OLD BUSINESS: All owners are again asked to remind visitors and renters of our rules when they see a violation such as playing on the grass or allowing dogs to roam free.

Complaints were again made about the TV service (or lack thereof). The owner is a small company and he is struggling. There is not much that we can do short of a huge increase in the monthly cost of cable from another supplier. The Board is open to discussion of any reasonable alternatives.

We will ask Butch for a listing of additional pay channels and their costs that are available to individual unit owners.

No further business came before the Board and the meeting was adjourned at 12:45 PM.

Respectfully submitted,

William Hopson, Secretary