

Ocean View Manor Condominium Board of Directors Meeting January 15th, 2025

Announcements and Introductions: Jim Stanton

The meeting was called to order at 11:00AM and a prayer by Jim Stanton. The meeting was properly noticed, and a quorum was present to conduct business.

Present: Jim Stanton, Dave Weston, Bill Hopson, Gerald Lawson, Tim Hughes, Steve Murphy, Tiffany Baggett and Building Manager, Terry Baggett.

Absent: Chuck Hall

President's Address: Jim Stanton

Jim Stanton stated that Ocean View Manor has an exceptional Board of Directors. He thanked everyone for their time and what they brought to the table. Jim Stanton offered best wishes and a speedy recovery to Eunice Poole, Bob Minahan, and all others recovering from their ailments.

Reading of the Minutes of the previous meeting, November 13th, 2024: Steve Murphy made a motion to waive the reading of the minutes and approve as written. Tim Hughes seconded the motion. Minutes approved by majority vote.

Correspondence Report: Bill Hopson

No correspondence given.

Financial Report: Jim Stanton

Operating results for the year ended December 31, 2024. We are ahead of the budget by 8,000 dollars. Dues went up by 1.7%. We are basically on budget for 2025, our finances are sound. Unit 622 hasn't paid dues in over 6 years. Our attorney is working hard to find a solution that HUD and we can live with.

Financial report approved by unanimous consent.

Report on Condominium Manager/Maintenance Manager: Terry Baggett

Condominium Manager/Maintenance Manager Terry Baggett submitted his report for the past 2 months and the report is added to these minutes.

Bill Hopson made a motion to approve the maintenance report and was seconded by Gerald Lawson. Approved by unanimous vote.

Report on Landscaping Committee: Lorna Ballard

No report

Report on Recreation Committee: Carol Stanton

No report

Unfinished Business: Unit 622 owes almost 75,000 dollars still. The unit is unlivable and unsaleable in its current state. We have ongoing negotiations with HUD.

Motion made by Gerald Lawson to approve unfinished business and seconded by Steve Murphy. Approved by unanimous vote.

New Business: None

Jim Stanton motioned to open the floor to owners for any questions or comments that pertained to the agenda. All discussion was informational only and no action was taken by the Board.

At 11:55AM Bill Hopson made a motion to adjourn the meeting.

Respectfully submitted,

Tiffany Baggett, Assistant Secretary

