

Annual Budget Meeting

Oceanview Manor

November 17, 2021

Board Attendance: Jim Stanton, Bill Hopson, Chuck Hall, Rollie Dudik, Terri Westwood, Anna Bencrowsky, Rachel Alty. Terry Baggett Manager on dais.

Meeting Called to Order: Jim Stanton

Prayer- Jim Stanton

Announcement: Jim Stanton opened the meeting with a reminder to guests that the meeting was a Board of Directors work session. Unit owners are welcome and encouraged to attend. There will be a designated time provided for members to speak. However, please do not obstruct the board members from considering and discussing among themselves condominium management matters.

Approval of Minutes of Board meeting Motion made by Anna Bencrowsky to approve minutes of Board meeting for July 2021. 2nd by Chuck Hall. **Approval of minutes by unanimous consent of Board.**

Correspondence Report: Bill Hopson discussed correspondence received from Mr. Mounts Unit 811 regarding pet policy and reconsideration of his dog Cooper according to AKC guidelines. Discussion tabled until later in the meeting session.

Financial Report: Jim Stanton reviewed the Annual Proposed Budget for 2022.

Discussion of the Finance report and Budget proposal highlighted a 1.01% raise in maintenance fees for 2022. There was a 12 % increase in the budget for insurance and \$8,000 line item increase for water usage. The budget was reviewed with no further discussion.

2022 Maintenance Fees will be adjusted beginning January 1, 2022.

1BR \$442.00

2BR \$647.00

3BR \$761.00

Penthouse \$ 951.00

Large Penthouse \$976.00

Discussion:

Carol and David Ball Unit 624- Wanted to encourage a healthy relationship with insurance broker to be sure we are protected and that we remain in a competitive market.

David Ball Unit 624: Congratulations to the Staff and Board for their hard work to see that quality work is done cost effectively having kept the Budget positive and the maintenance fees low.

Motion made to approve Finance report by Bill Hopson 2nd by Chuck Hall.

Finance Report approved by unanimous consent of Board.

Budget Adoption for 2022 motion made by Bill Hopson and 2nd by Anna Bencrowsky

2022 Budget Adopted by unanimous consent of the Board.

Maintenance Report-Terry Baggett

Maintenance Report read by Terry Baggett. Addendum attached.

Discussion of Plans to Eliminate some of the washer/dryer units on floors, to reconcile usage/repair cost as many owners have them in their units and there is a need for more storage. Not all floors will continue to have washer/ dryer on each floor.

Motion made by Anna Bencrowsky to accept maintenance report as read, 2nd by Chuck Hall.

Maintenance Report approved by unanimous consent of the Board.

Rules Committee-

Discussion regarding pet policy in lieu of correspondence from unit 811 after denial of pet due to not meeting original policy and additional issues regarding size and number of dogs and violations of policy. There was one other violation related to children in pool unsupervised. All issues were resolved.

Board will meet separately in an executive session post this meeting to look an adoption of a new pet policy to address ongoing issues and concerns.

Board Announcement- Chuck Hall

The Board has purchased through vendor contract 15 new carts and additional baskets with Oceanview Manor logo for owner use. This will improve overall convenience for owners and enhance the overall experience for the owner.

Landscape Committee- Lorna Ballard

Lorna thanked all the volunteers who have helped with donations or physical labor in order to keep the grounds immaculate. There is a plan to place river rock in areas where the red rock has washed away. To update areas where red rock does exist now and because of shortages and cost in getting replacement red rock, there will be two designated times during December where the transformation of the rock areas will occur.

On December 2 at 9am there will be a harvesting and removal of the current red rock and on **December 9 at 9 am** there will be a replacement of the rock using wheel barrels and many volunteers are needed to remove, relocate, and replace the rock.

If any resident can volunteer, please see Lorna Ballard Unit 313.

Edging will also be place on the north side of the building.

Community Liaison Report: Michael DaPos

There will be parking signs placed regarding parallel parking near the tennis court by the city to assure proper parking with new construction happening next door.

The city of Flagler Board to did vote to increase the water for the next budget year.

The city has secured stimulus money to work on fiberoptic improvement and water treatment.

Flagler Beach pier will be rebuilt as a concrete pier with a completion for 2024. This 12.5-million-dollar project will be a combination from FEMA grant for 10 million and city funds allocation.

Fourth of July fireworks will be staying in Flagler at Flagler Pier as per tradition. The NYE fireworks proposal was not approved.

New construction next door has halted at this time. No updates on when to resume. Only 2 units have sold so far.

Unfinished Business

Rollie Dudik- Unit 415 (Board member) requests that the case of the correspondence from last meeting regarding taking the dog out through the garage be addressed. Jim and the Board explained that they were resolved in the July meeting by unanimous vote of all in attendance. The decision was made to continue with policy regarding dog walking through exits leading outside from garage. The driveway is not an exit for human traffic but for cars and the additional exists should be used. Owner who continues to use the driveway do so at their own peril. Signs are in the garage to address proper areas for dog walking. No dogs may be walked through the lobby as per policy.

New Business- Rollie Dudik proposed having a committee look into the cost of a engineering inspection of the building. The Board decided that they are 3 years from the inspection being required and that at this time they will wait until the inspection is due or sooner if the law changes or problems are noted.

Meeting Adjourned by Unanimous Consent.

Executive session to follow Board only.