

Oceanview Manor Condominium Association

Annual Members Meeting

March 26, 2022

Meeting Called to Order: Jim Stanton

Prayer and recognition of Evelyn Hynes long time owner who passed away in March.

Proxy Certified and Quorum Established: Bill Hopson Secretary: Proxy established with 57 proxy votes. Total of 60 members present at meeting.

Board of Directors in Attendance: Jim Stanton, President, Chuck Hall, Vice President, Bill Hopson, Secretary, Anna Bencrowsky- Treasurer.

Terry Baggett Property Manager on Dias.

Vote on Waive of Audit 2022: The vote to waive the Audit passed with a majority vote **FOR WAIVING the Audit for 2022**

Members Meeting March 28, 2021 minutes approved: Bill Hopson. Motion made to wave the reading of the minutes by Robin Hall and seconded by Elaine Torma. Approval of minutes by unanimous consent.

Introduction of Board of Directors: Bill Hopson-

Board of Directors 2022: Jim Stanton, Chuck Hall, Anna Bencrowsky, Rollie Dudik, Joel Barron, Terri Westwood, Bill Hopson.

Financial Report: Jim Stanton- Discussion of attached financial report. First 2 months of 2022 we are ahead of budget by \$10,000. Anticipated increases in 2022 are water and insurance and adjustments will be made to accommodate these increases.

Budget costs are mitigated by decrease in labor and maintenance supplies and in housework done by our own maintenance team and no contracting.

Review of the Staff Organizational Structure which can be found on the Financial Report.

Tom Pawson will be phasing out the contracted position in April or May. Mr. Doolittle will also be phasing out as of June.

John Plonski will be relocating in June and had tendered his intent to resign as maintenance and custodial staff. Plans are underway to throw a party for John and a replacement and smooth transition is being worked on by Terry and the Board.

Washing machines have been removed from the even number floors and left where the hot water heaters were located. The rooms will be turned into extra storage space for rent.

Maintenance Report: Terry Baggett

Overview of the Maintenance for 2021 year:

The tennis court fence was replaced by Terry and John at a cost saving of \$10,000 all labor and materials.

The maintenance department is constantly working to improve the ongoing maintenance of the physical structure, to include painting, and repair of cast iron piping and Spalding to enhance the building integrity. Building emergencies, water leaks, and other general maintenance is ongoing.

The building Pillar outside Unit 111 was chipped and broken. John and Terry replaced the pillar form and rebar and developed an additional pillar and dug a 6 ft hole to shore up the foundation of the pillar.

The roof was coated again in 2021. Cabana Bathrooms were remodeled. A ramp was built to accommodate the landscaping company when entering the property from the beachside. The Pool sprinkle system is being tested yearly. Any broken sprinkler head are being replaced and the flow is being routed away from balconies and onto the vegetation. In 2021, 13 heads were replaced and in 2022, a broken pipe leak was repaired in the sprinkler system.

The roof lights timer was converted to LED/photocell to be more energy efficient.

Exterior lighting is being upgraded to LED as well.

The driveway was painted on the left side. The bathrooms located in the basement received an upgraded toile and vanities. On the roof, new cable locks were placed on the AC units to prevent any wind damage or units being displaced in a storm. Any rusted cables were replaced.

Status of Inspections: Terry Baggett- Inspections are due every 40 years and the state of Florida is looking at making the law every 20 years. If the new ruling is every 20 years, we will have two years to complete was the ruling takes place. After that time the new rule will be inspection every seven years. The condominium inspection will be due 2024 and we are planning to have enough in reserve to cover the inspection.

Rules Committee: Anna Bencrowsky

Issues with parking and dogs are resolved to some extent at this time. Efforts are underway to try to add more structure to the rules regarding pet size, number, and requirements for service animals.

Landscape Report: Lorna Ballard

Working hard in the landscaping to try to grow flowers that will have a pleasing aesthetic, also provide some privacy from the street on beachside. Working on some blooming plants (tulips and daffodils to try to have perennials)

Old Business:

Political Signage

Lorna Ballard asks about resolution of political signage. Bill Hopson states attorney opinion was that political signage as well as other signage is not allowed according to bylaws on any area either facing outside or considered common property such as unit balconies and windows or lobby and/or common areas.

The membership directed the Board to take action to have the condominium regulations enforced to require any signs visible from outside of the building or in the common areas such as the hallways, lobby and elevator be promptly removed from view.

After a warning letter, violation notices will be issued for failure to comply.

There will be an additional bulletin board placed in the basement by the elevators to post any petitions, civic matters or other items relating to the general well fare of the condominium. Items not related directly to the condominium will be promptly removed.

Golf Course: Questions regarding the golf course and city contracts and use were posed by residents. Bill Hopson and Terry Baggett spoke to the status. Terry stated that at present there are no plans to develop the golf course as anything other than a golf course. Jim Stanton stated that the city had granted a lease to the tenants for 10years, and the tenants had legal issues. The husband is in jail and wife currently runs the golf course. The city was looking into canceling the contract with the present owner, however, that is not finalized. The city is putting the property out for bids currently. However, currently, there is no plan to sell the property for investment.

Adjournment

Motion made to Adjourn by Elaine Torma, seconded by Ed Lauch.

Meeting adjourned and Reorganization Meeting of the Board to Follow.

