

Board of Directors Meeting (Work Session)

Oceanview Manor Condominium

July 14, 2021

Members of the Board Present: President, Jim Stanton, Bill Hopson, Chuck Hall, Rachel Alty, Terri Westwood, and Rollie Dudik

Assistant Manager/ CAM: Terry Baggett is also present on the dais.

Announcements and Introduction: Jim Stanton President. Rules of Conduct for the meeting were reviewed. Unit Owners present were welcomed. There are 14 owners present and signed in. Owners are asked to respect the Board of Directors work session and hold any/all comment until the designated time for discussion. **In Memoriam:** Recognition of Mr. Dickerson (Dickie) who was long-standing renter in Unit 523 who passed in June 2021.

Meeting Called to Order: Jim Stanton **Opening Prayer**

Approval of Minutes from Board Meeting May 12, 2021, Jim Stanton asked for approval of minutes from previous meeting May 12, 2021, as read. Motion to approve Terri Westwood 2nd Bill Hopson. No discussion. **Minutes Approved by Majority vote.**

Correspondence Report: Bill Hopson states any correspondence relevant will be covered further in the agenda of this meeting

Financial Reports: Jim Stanton reviewed the financial report with the Board. Highlighted by Jim that our Budget spending remains on target for the fiscal year. OVM insurance premium 2022 was discussed. The Surfside collapse in Miami, while a tragedy is still under investigation and results will be forthcoming. It will take time for the investigation to yield results and the outcomes may affect our insurance premiums, as we move into 2022. The Board of Directors and Condominium management play a crucial role in mitigating any issues which might occur in the life of any Condominium. The problems at Surfside as we know them today, do not reflect any issues in our Condominium. Our Board and Management continue to be Proactive in dealing with any minor problems or issues which may arise, and resolution is swift.

Our labor costs have remained within budget. We continue to remain FHA compliant and our short-term rentals have decreased to 14 as a result of attrition as new owners opt not to continue the short term rental agreements with City of Flagler Beach.

Bill Hopson commented that the proactive stance of the Maintenance Department is integral in maintaining the sound integrity of our building structure. Our maintenance fees are used to ensure that the financial resources are available to keep our building sound.

No further discussion. Motion made to approve Financial Report by Bill Hopson, 2nd Rachael Alty.
Financial Report Approved by Majority vote

Maintenance Report- Terry Baggett discussed our maintenance report for May-July 2021

The Maintenance Report is available as an addendum for review. Future maintenance projects detailed include Water Mitigation efforts to continue, including a plan to uplift the grass on the property near A1A and treat the concrete underneath and reinforce the tennis court and shuffleboard areas by repairing and resealing the concrete, as well. Rachel Alty echoed kudos to the maintenance team, as they are proactively staying on top of the day-to-day issues. She wanted to thank Terry and Johnny for their diligence and hard work in keeping the property sound.

Discussion of Maintenance Report:

Resident Owner Unit 724 Jerry Vereen- Expressed concern over the ventilation system in the condo and issues with smoke smell and possible virus or transmission through ventilation. Terry Baggett spoke to the issue: "The building has a shared common ventilation system, as the return air from the air handler is a common use. **An UV light has been placed on all individual air handlers for every unit to prevent any viral or bacterial contamination or transmission.**" The smoke does continue to be an ongoing concern. Terry suggested that many residents have purchased an air purifier for their individual units which has alleviated the problem.

Rollie Dudik member of Board of Directors Requested to review copies of the latest pool, elevator, fire and insurance inspections. He also requested a list of any fixed equipment or movable equipment used on site with age of equipment and inspection if warranted. **Terry Baggett will provide him with all documentation as requested.**

Motion made to accept the Maintenance Report as read by Bill Hopson, 2nd Chuck Hall

Maintenance Report Approved by Majority vote

Municipal/Condo Liaison Report for City of Flagler Beach- Michael DaPos.

Michael was unable to attend but sent a written report which was read by Terry Baggett.

Michael has introduced himself as the OVM community liaison and has made plans to meet with city leaders, specifically, Flagler City Manager William Whitson and City Clerk Penny Overstreet, as well as Marlene Beams who is Flagler Construction Permit Technician.

Identified areas of interest at city meetings were:

The \$3.5 million grant towards Dunes Restoration Project. This money is allocated to cover the area of the beachside from Flagler Pier to Gamble Rogers State Park.

Town Hall Meeting: Commissioner Mealy has obtained consensus at the City Commission meeting to organize a Town Hall meeting with members of the HOA for the 3 high-rise complexes in Flagler to discuss creating a list of who might be occupying the building, to keep an active list in the wake of the Surfside incident. There are no plans currently for a definite time or date on meeting.

If any owners or Residents would like to contact Michael regarding any concerns or questions for the City of Flagler Beach, he is setting up a designated email which could be utilized to express concern at the city meetings. The email is mdaposovm@gmail.com. Michael requests your patience, as he will not be checking this email daily but will get back to you asap.

New Business Discussion: Terry Baggett presented the proposed updated form for Oceanview Manor regarding short term rental units. **The Unit Rental/Lease Agreement July 14, 2021**

The form has been revised due to ongoing issues with being able to keep track of the number of renters on the property and parking situations and rules violations that have occurred. The new form was reviewed by the Board and recommendation made to **prominently add and enforce language regarding the owner responsibility to return the form to the office prior to renter arrival.**

Bill Hopson would like change of wording from “one Parking” to” assigned parking”, as each unit has a designated number of parking spaces according to size.

Approval of new form with above Changes passed with Unanimous Consent of the Board. Positive feedback from owner’s present was echoed as well.

Executive Board Report: New Construction Presentation for Condo Construction Nearby: Chuck Hall brought forth site plan and drainage plan for the new construction happening on the north side of the Oceanview Property.

Highlights included:

Property is set to be 2 buildings with a pool and retention pond as outlined in the site plan. The height of the building will not exceed 35 ft. The pool will be installed on the Nautilus side of the property. **Views** will be over the 3rd floor of our existing complex. Parking will become even more of an issue as it relates to outdoor parking. We will need to continue to monitor this in the future. **Environmental Concerns:** The turtle habitat has been removed from the property at a cost of \$16,000. Some disorientation of wildlife may occur because of this construction. **Drainage concerns** have been minimized and assurance given that no impacts will be experienced because of the property construction next door.

The City of Flagler has a representative who is willing to come to speak to any concerns residents may have if a meeting is of interest to the Board.

Report of Rules Committee Report: Anna Bencrowsky is not present today, so Rachel Alty is giving the report on her behalf.

Only one incident of mention. A dog bite incident occurred in the elevator area regarding two owners’ respective pets. The incident resulted in an injury and the offending dog owner worked with the injured dog owner to cover the expense of the vet treatment. Both dogs were found to be up to date on vaccinations and both owners were satisfied with the outcome. **Pet Owners are reminded to be sure to keep their animals under control and at a safe distance when moving through the common areas with their pets.** The incident with the car parking the outside parking was resolved with a letter to the owner who did comply with the necessary actions needed to keep the car in the parking area at this time.

Discussion:

Nancy Plase Unit 112 spoke regarding concerns raised over excess sand being brought in from beach to pool area and drainage problems with pool as a result. Terry Baggett acknowledged this as an ongoing problem which is most often caused by rental guests. He is hoping that by revising the STR form to be able to have more control of who is on property and who is using the facilities he will be able to hold those responsible accountable as these infractions are causing costs in time and maintenance to be a concern.

Report of the Landscaping Committee- Rachel Alty also gave the landscaping report on behalf of Lorna Ballard who was not present today. The grounds are immaculately kept and kudos to Lorna and her team for their efforts. Volunteers have been busy keeping the plants and shrubs watered and beds weeded with good results.

Report of the Recreation Committee - Carol Stanton reported a well- attended BBQ event for July 4th. Thanks to Recreation Committee Regina, Carol, Terry and Eunice for their efforts in decorating and preparation of meeting area. Special thanks to Johnny for grilling the hamburgers, hotdogs and Chicken. Thanks to all those who brought food and enjoyed the fellowship in attendance. **Another event will be planned for Labor Day and will be announced soon.**

Cable/ Internet Liaison Report- No Report submitted. If anyone is interested in becoming a Liaison in this area, contact Terry Baggett or Jim Stanton. Terry is keeping in touch with Advanced Cable. Updates include a reworking of the internet system due to amplifier which was causing loss of internet service in the building. New routers were installed and a new password is available on ch 60. Satellite repositioning caused a temporary loss of ESPN and the Weather Channel, but our roof satellites were adjusted to accommodate access. All channels are reported to be operational at this time.

NEW Business/Unfinished Business:

Presentation of the Job Description for CAM by the committee of the Board: Anna, Chuck and Rachel have proposed a Job Description for the CAM manager to be adopted.

Discussion with several corrections to wording suggested by Board.

Rollie Dudik suggested changing the reporting manager to the President of Board only to alleviate duplication of approvals in the CAM duties.

Bill Hopson suggested change to all forms to Bi-Monthly reference rather than Quarterly reference regarding meeting dates. **Changes will be taken back to committee for revision and brought forth for final vote at next meeting in September.**

Oceanview Manor Newsletter has been created by Barbara Alcaraz and will be presented Quarterly to keep owners and residents up to date on changes and events happening in the Condo. **This newsletter will be available in the lobby, at meetings, and on the website for your review.**

Long time Renter Mike Lorbiecki in Unit 516 reports the unit is being sold and he would like to continue to rent in the building if we know of anyone interested in a long-term renter, please contact Mike.

Reminder from the Board of minimal space for owner's post on Bulletin board. Remember to keep sizing of posts as per rules.

Debbie McMillan Unit 913: made a request of the Board for approval of a windscreen to be placed on the tennis court to mitigate wind issues when playing. Terry will look into options available which would require minimal maintenance/removal during storm season.

Cowan Unit 822: Question on why dogs are not allowed on grass for play? Terry and Jim explained that the grass is costly to preserve, and that people and dogs are asked observe minimal use for recreation and play to maintain the grassy area.

Jerry Vereen Unit 724: asked for consideration if kiddie pool were to remain closed for the possibility of converting the kiddie pool to a spas or hot tub. Jim and Terry addressed the concern. Terry explained that the cost/benefit for repair of the kiddie pool as either the kiddie pool or hot tub is not reasonable at this time. The ongoing sanitation, filtration and maintenance is very costly for a spa. The kiddie pool currently needs repair due to cracked filtration box, cracked tiles, and supply and demand for the labor to repair the kiddie pool has been scarce during this time. No vendor has been willing to quote coming out to make repairs after multiple vendor contacts, so at this time and in the near future the kiddie pool will remain non-operational.

Mary Burgos Unit 721: recommended parents of toddlers purchase at their expense a disposable kiddie pool for play and take it with them when vacation is complete.

Samantha Cowan Unit 822: Requested update on the Rental agreement for the 5 G tower to be placed on Oceanview Roof. Terry Baggett informed that at this time talks to have the company rent a portion of our roof for the 5 G tower has ceased. The company revised the original proposal to include not one but 3 towers to be placed at each end of the roof and to drill to a depth 30ft in the roof and concrete to anchor. The were concern over damage to the roof integrity. Negotiations resulted in a revised proposal of the rental cost and a tabling of the venture at this time.

No further questions or discussion

Meeting was Adjourned -Jim Stanton President