

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 16, 2013

The Annual Meeting of the Membership was called to order by Association President Jim Stanton at 10:00 AM.

The Secretary certified that all notices and information pertaining to the meeting were properly filed and posted according to the laws of the State of Florida and the governing documents of the association. A roll call of those present and presentation of proxies received showed a quorum present to conduct the business of the Association. He also certified that the question to waive the annual audit passed by a vote of 64 in favor and 7 opposed.

Jim appointed Phyllis Kooyman, Ed Lauch and Karl Music to tally the votes for the election of new Board members. Signatures on the ballots were certified and one ballot was rejected due to an unsigned outer envelope.

.Minutes of the Annual Meeting of March 17, 2012 were approved as read.

In a concurrent action, the Board approved the minutes of the 2012 re-organization meeting and the minutes of the work session on Jan. 16, 2013

Jim asked for a moment of silence in memory of long-time resident Rose Lainey who recently passed away.

Correspondence:

A letter of commendation from a tenant in #220 praising the condition of the building and grounds and the excellent work by the staff.

A letter from #521 apologizing for any problems caused by her parents' caregiver. She promised to make major changes in their care.

An e-mail from #720 questioning the changes in the gym configuration and the addition of a pool room. He asked for details on how these spaces are utilized.

In response to several questions relating to the e-mail, Jim explained that we are trying to derive income from any and all unused space within the building. An unused space originally slated to be an additional sauna was never used for anything but junk storage. He cleaned and renovated, at his own expense, the area to make a train room for which he pays the association \$600 per year in advance. At the same time, the sauna area was renovated to make it more accessible to both men and women.

The work and hobby room was largely unused space. Another owner partitioned off a space approximately the size of the train room for his own work and storage space. He also pays \$600 per year in advance.

At a previous meeting a new owner asked if we could find a space for a pool room. The gym was poorly equipped and inefficient. A room approximately the same as the other rooms was partitioned off and the owner pays the same rate of \$600 per year. The gym equipment was repositioned, unusable equipment discarded and a flat-screen TV was added.

In the garage area, the lockers are allocated one to a unit. Unused ones are rented out on a first come-first served basis for \$10 per month.

We are also deriving income from the former manager's unit which is now a rental unit benefitting the Association.

All-in-all we are receiving about \$2000 income to our budget from previously unused space.

In response to a statement that many times decisions are made between Board Meetings and without advanced notice to the owners, Jim explained how the building is managed with him as executive officer. Decisions have to be made and actions have to be taken on a daily basis and often cannot wait for a formal Board Meeting. We save considerable money this way without hiring a formal manager.

A question was raised about a dog(s) defiling the 3rd floor carpet. Having it cleaned 2 times a year is not enough and it is unfair to deprive the other residents of that floor of new carpeting. They have waited long enough. After a back-and-forth discussion by the membership, Jim asked for a show of hands to approve re-carpeting the 3rd floor at a cost of approximately \$4000. The vote was 14 in favor and 2 opposed. The Board and Tom will discuss several options for re-doing the floor.

Owners were reminded that neither the Board nor the staff are policemen. If someone has an unresolved noise or health problem with another occupant, they are encouraged to contact the proper authorities.

The vote counters reported the results of the election: Jim Stanton, 63; Norma Friel, 57; Allyson Huskisson, 53; Chris Labor, 32. Stanton, Friel and Huskisson were declared the winners.

There was no further business to come before the meeting, and adjournment was declared at 11:20 AM.

Respectfully submitted,

William Hopson, Secretary