

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 15, 2014

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 laws of the State of Florida and the governing documents of the Association. sign-in by those present and presentation of proxies received showed a quorum present to conduct business. He also certified that the vote to waive the annual audit passed 60 in favor and 7 opposed.

Jim appointed Ed Lauch, Phyllis Kooyman and Karl Music to tally the votes for the election of Board members. Signatures on the ballots were certified and one ballot was rejected due to no voting certificate on file. **The Secretary reminded the membership that if no voting certificate is on file in the office, that unit cannot vote in any elections. 24 units do not have certificates on file.**

Minutes of the Annual meeting and the Board re-organization meeting of March 16,2013 were approved as distributed. The Board meeting of Jan. 15th and 29th, 2014 were also approved as distributed.

Financial Report: Jim briefly reviewed the current financial report. We are on budget so far. We were approximately \$9,500 over budget last year due mainly to unexpected repairs. We are doing mandated repairs to the roof A/C units in-house using deferred maintenance and insurance reserve funds in lieu of an assessment on all units. This almost wipes out these funds and they will need to be replaced in future budgets.

Maintenance: Tom reported on the removal of lint in the interior walls that was due to faulty construction and the process for bringing the roof A/Cs up to code.

Fecal matter was found in the pool requiring an expensive chemical treatment. This is a serious health matter and all should be watchful that this does not recur.

The fire hoses on each floor are ageing out and may not pass inspection and the sprinkler pipes will need to be up-dated.

People have been tampering with the operation of the garage doors causing Tom time and expense to fix them.

The membership voted to approve a sign barring dogs from the pool area and a sign warning users not to tamper with the operation of the doors.

The membership also voted to buy 6 new fire hoses per year to replace the outdated ones as funds are available.

Voting results: The election committee reported the following results:

Mary Burgos, 64; John Haile, 29; William Hopson, 59; Robert Minahan, 67; Terri Westwood,.58 Burgos, Hopson, Minahan and Westwood were declared re-elected.

Members comments: Concerns about dogs, loud noises, conduct of others, etc. were raised. The Association does what it can, but most complaints need to be referred to the Police or other authorities.

Jim reviewed the current rental policy and answered questions.

No further business came before the Membership and the meeting was adjourned at 12 Noon.

Respectfully submitted,

William Hopson, Secretary