

**OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.**

**3600 SOUTH OCEAN SHORE BOULEVARD**

**FLAGLER BEACH, FL 03624**

**MINUTES OF THE BOARD OF DIRECTORS' WORKSHOP**

**MAY 9, 2012**

President Jim Stanton opened the meeting at 11:00 AM. Directors Pinky Burgos, Rosemarie Claxton, Bill Hopson, Bob Minahan, Jim Stanton and Terri Westwood were present along with Tom Pawson, Maintenance Manager and Debi Pawson, Office Manager.

Minutes of the reorganization meeting of March 12, 2012 and the Annual meeting of the same date were approved as distributed.

CORRESPONDENCE: A note was received from a resident complaining of the unruly behavior at the pool by kids on spring break.

PRESIDENT'S REMARKS: Jim said that he had observed the activity at the pool and saw nothing more than "kids being kids" and that the resident over reacted to their behavior. He added that there are many more important problems to address especially the on-going problem with dogs.

TREASURER'S REPORT: The bottom line is that for the 4 months of 2012 we are right on target with our budget. We are renting unused storage and parking spaces in an attempt to increase cash flow. Our finances are in good shape.

Jim reaffirmed that the money for the building painting is in the reserves. NO ASSESSMENT is necessary for the painting.

The Treasurer's Report was unanimously approved.

MAINTENANCE REPORT: Tom reported on the results of the fire sprinkler inspection. During the 1st inspection a sprinkler head burst and caused flooding

on the 7th and 8th floors. The inspection company was at fault and will pay all clean-up and repair costs. The 2nd inspection was a full evaluation of the system and showed no major defects. Tom can fix any small problems in house.

Tom and Debi are putting all emergency procedures to handle things such as a burst pipe on a flash drive that will be available in the office for use if he is not present.

All inspections for insurance purposes have been completed successfully. Insurance coverage has been renewed within our budgeted amount , but next year will show an increase premium for wind coverage.

The fire extinguishers and hoses have been inspected. The hoses are still serviceable, but may have to be replaced due to age.

The lock on the pool gate has been repaired and is in good working order. All exit locks will eventually require replacement due to salt and sand corrosion.

Garage door springs have been replaced. After discussion, Tom was advised to continue the practice of leaving the "in" door open during the day, while leaving the "out" door closed.

2 flush valves in the Men's room and the pump valve in the Kiddie Pool have been replaced.

1 electrical problem with the building wiring servicing a unit was repaired. Tom expects more such problems to continue as the wiring ages.

1 renter filed insurance claims for injuries received from tripping over a paver by the pool. No one witnessed the incident, and our Insurance carrier is handling the entire matter.

Materials have been purchased to repair the fencing around the tennis court. Repairs will be completed as time permits.

The sliding door in rental unit #121 is in poor condition and needs to be replaced. Tom estimated a cost of about \$1,500 to do the job in-house. The Board gave him the OK to proceed and will consider replacing the windows as well.

Replacing the 2nd floor carpet is in the budget, there are no dogs on the floor, it's time to do it. The Board gave Tom the OK to proceed.

#517 is now empty. Tom is negotiating with a possible new tenant to rent on a month-to-month basis.

The building painting is moving along basically on schedule. Several balconies need repair before painting. The repairs are time consuming so the painters are moving around the building and covering those areas that don't need repairs.

**TOM STRESSED THAT METAL DECK FURNITURE CAN CAUSE DAMAGES TO THE BALCONY COATING THAT MAY REQUIRE EXPENSIVE RE-COATING. OLD AND RUSTED METAL FURNITURE SHOULD BE REMOVED.**

We are being investigated as to our handling an emergency situation involving two ill residents. It's really a family matter, but we are involved never-the-less.

There are no current mold problems. The June bugs are higher up, but not down low. The painters are working around the.

The generator is in good working order, and the bathtub and toilet valves have all been repaired or replaced except for one unit who is not using the damaged tub.

The maintenance report was unanimously approved with thanks to Tom for his excellent efforts on our behalf.

**OPEN SESSION:** The question of dogs in the building and the related problems they cause was the topic of much discussion.

Jim said that we have many problems that can't be corrected because our by-laws are out-dated and don't provide any recourse to enforce building rules. He established a committee, chaired by Bill Hopson, to examine and revise the by-laws for approval by the membership at the 2013 Annual Meeting.

Tom was advised that some mold was showing in the sauna area.

Debi noted that two packages containing medicine were delivered to the lobby and then disappeared. We need to be vigilant and pick up mail promptly. Some

suggestions were offered to help the situation. Butch will be asked about increased surveillance of the lobby area.

No more business came before the Board and the meeting was adjourned at 12:30 PM

Respectfully submitted,

William Hopson, Secretary