

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS MEETING

NOV. 8, 2017

Association President Jim Stanton called the meeting to order at 11:00 AM. Directors Bill Hopson, Bob Minahan, Jim Stanton, and Regina Lawler were present. Also present was Tom Pawson, Maintenance Manager and Debi Pawson, Office Manager. Notices had been properly posted and a quorum was present to conduct business.

OPENING REMARKS: On behalf of the Board of Directors and the entire Association, Jim Stanton offered condolences to the family of long-time resident and friend to all Jeannie Salvador who recently passed away. He also thanked Lynne Foley for her generous donation to the landscape committee and added that the committee still needed more donations to help recovery from recent storm damage.

At this point, Dave Meers interrupted the meeting to claim that the budget meeting was illegal because legal proper notice had not been sent to all owners.

**Bill Hopson offered a motion, seconded by Regina Lawler, to postpone the budget portion of the meeting until the nearest legal date. The Board unanimously approved.**

The Board then returned to the regular order of business for its workshop session.

Minutes of the previous meeting were approved as distributed.

CORRESPONDENCE: Pinky Burgos announced her resignation from the Board of Directors effective as of Sept. 9, 2017.

Debi Pawson, Office Manager, a letter to Flagler Beach Administration regarding enforcement of short-term rental rules.

An e-mail from Mr. & Mrs. Meers ,Unit 724, protesting the lack of promised TV service and failure to adequately repair a table in the pool area along with replies from Advanced Cable and Jim Stanton.

An e-mail from Dave Torma asking about the status of the dune walkover by the pool entrance and complaining about the offensive odors on the 4<sup>th</sup> floor.

An e-mail from Tracy Svoboda, unit 713, complaining of missing TV channels.

A letter from the Alty family, unit 719, commending the actions of the maintenance crew before, during, and after the latest series of storms.

FINANCIAL REPORT: Jim explained the differences between one-time assessments and the monthly Maintenance Fee.

He continued with fact that we are facing a shortfall of approximately \$23,000 in the current year's budget, mainly due to the severe drop in income from the vending machines, the unbudgeted cost of supplying internet service for half the year, and the large increase in water fees due to a major leak in our supply line to the building. He expects to present the leanest budget possible to address these matters.

Except for one unit for which we are collecting partial payment for past due fees, all unit are paid up and current.

Jim asked the Board to consider a provision to charge owners a fee to cover expenses for maintenance crews work done in private units to prepare for and/ or repair damage from weather events.

MAINTENANCE REPORT: Tom Pawson submitted a report on the damage caused by major storms in 2017, a list of preparations necessitated by the oncoming hurricane, the clean-up and repairs after the storm and the general maintenance since the last meeting. The entire report is attached to these minutes and, by reference, made a part of same.

BY-LAW COMMITTEE: Bill reported progress and was granted Board permission to engage an attorney for legal review and assistance to help with the final proposals

OTHER BUSINESS: The Board discussed the current status of the TV service which was declared a work in progress. Jim offered to set up a meeting with Advanced Cable and any interested owners if there was interest in doing so.

In reference to Dave Torma's request as to the status of ownership of the dune walk-over, the Board informed him that the Association has never claimed ownership of the walk-over, the town built it, it is the property of the Town and the town has repaired it many times over the last 30 or so years. The cost to replace it and bring it up to code is about \$25,000, a sum which neither the town nor the Association can afford at the present time.

**Jim offered the name of Jeffrey O'Donnell as a Board member to replace Mary Burgos who has resigned. Upon a motion by Regina Lawler and a second by Bill Hopson, the appointment was unanimously confirmed. Jeff will take his seat at the next meeting, and complete Pinky Burgos unexpired term.**

MEETING OPENED TO OWNERS COMMENTS:

#915 questioned the work done on A1A and asked about remote attendance a future Board meetings. The Board has no jurisdiction over A1A and remote attendance is not feasible at the present time.

#723 Transfer of smoking odors can be reduced by sealing the doors to the utility rooms in the hallways. Tom will test the theory.

#324 Asked for better decorum during the meetings. The Board agreed it was needed. He asked if there were any pending legal matters concerning the Association, and the Board answered that we were not aware of any at the present time.

#620 Asked for adjusted timing of the building lighting for increased safety and commented on offensive odors and dirty carpeting in elevators. Tom will see to it

#722 recommended interlocking rubber tiles for elevator floor, and noted that the exercise room equipment needs to be repaired or replaced. He offered to draw up a plan to up-date the room and the Board agreed to listen to his proposals.

No further comments of any substance came before the meeting, and adjournment was declared at 12:30 PM.

Respectfully submitted,

William Hopson, Secretary