

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP

MARCH 17, 2012

Association President Jim Stanton called the meeting to order at 10:00 AM.

The Secretary certified that all notices and information pertaining to the meeting were properly filed according to the laws of the State of Florida and the governing documents. A roll call of those present and presentation of proxies received showed a quorum present to conduct the business of the Association.

The Secretary certified the election of Mary Burgos, Bill Hopson, Bob Minahan and Terri Westwood to two-year terms on the Board of Directors. He also certified that the question to waive the annual audit passed by a vote of 53 in favor and 7 opposed.

Prior to the start of official business, Jim asked for a moment of silence in memory of Betty Minahan, Joe Tarantino, Karin Harting, Jan Stover and Theresa DiLilli who have passed away during the past year. Thoughts for a speedy recovery were offered to Jo Campbell and Board Member Allyson Huskisson

Board Members present at the meeting were Mary Burgos, Rosemarie Claxton, Bill Hopson, Bob Minahan and Jim Stanton. Terri Westwood and Allyson Huskisson were unable to attend.

Minutes of the annual meeting of March 12, 2011 were approved by voice vote. The Board also approved the minutes of the work session of January 11, 2012

The meeting was opened to general discussion from those present. the first concern was the on- going problem of dogs defiling the elevators and other common areas. The Association has rules that govern handling of dogs in the building and on the grounds, but they are not always followed by the pet owners. We do not have the authority to fine them and requests for cooperation have fallen on deaf ears.

In response to a question about our financial condition and the status of the delinquent units, Jim said that for the 2 months of operation in 2012 we are right on our budget targets. Last year's cash flow loss was due to a large unanticipated expense to clean up a unit and the surrounding areas trashed by a tenant. We are recouping the money on a monthly basis and will eventually recover from the deficit.

We have several problem units who are chronically delinquent paying their monthly assessments. Unit #113 is a long term problem that may or may not soon have a resolution. Unit #311 pays sporadically and refuses to pay any late fees. Several other units are in various stages of foreclosure. Our office enforces due dates diligently. Letters are sent and late fees assessed. After 45 days we can turn off the TV feed, after 90 days we can have any rent redirected to us. In several units we have taken custody and have rented them with the proceeds going to us.

All-in-all our receivables are in pretty good shape.

MAINTENANCE: Tom reported that the trash chutes have been painted and repaired. Lines in the parking garage, garage doors, dumpsters, shuffleboard and tennis courts, the undersides of balconies for #121 and #118 were also painted. Unit #121 balcony needs some major repair work.

Tom produced a schedule for painting the building. Notices of where and when work will be done will be posted and individual occupants will be notified when work is to be done in their area.

Carpenter ants have invaded the 8th and 9th floors. The building needs some correction work to eliminate the ants. Tom will try to do the necessary repairs while the painting is going on.

The roof needed re-coating in some spots to prepare for our annual insurance inspection. There has been a 40% increase in the cost of the coating, so Tom has pre-purchased some materials to guard against future price increases.

6 exhaust fans were replaced due to age related problems. 18 faucets, 6 shower heads and 57 toilets were repaired or replaced in our campaign to save water and to lower our utility bills. Only one owner has refused to allow leakage repairs. The membership voted to assess a \$20 monthly surcharge for excess water use if cooperation is not obtained.

Tom showed examples of eroded building pipes. Age will cause the problem to continue to grow. Repairs are on-going as needed.

Many areas are starting to experience electrical problems as the wiring ages. 2 units have had major problems repaired in-house.

The front door locks have been repaired at less cost than anticipated.

The fire sprinkler system is filled with water under high pressure. A break could be catastrophic. Tom and Debi will prepare a booklet to indicate how to shut down the system if a break occurs after hours. A team of occupants who are willing to learn the procedure will get training and the booklet.

The elevators have passed all inspections and tests.

The railings all checked OK, the generator still needs work, plumbing leaks repairs are on-going, sprinkler heads are replaced as time permits. Tom has the heads and we are doing it ourselves.

Re- carpeting is on hold due to continued dog damage to the existing carpet.

Debi reported that she now has keys to all units.

NEW BUSINESS: The Board approved to painting and pressure-washing schedule submitted by Tom. Absentee owners will be notified by letter.

The Board extended a vote of thanks and appreciation to Tom and to Debi for their efforts on our behalf. The membership concurred with a rousing round of applause.

The Board vowed to continue to work on the dog problem and asked all occupants to be vigilant and report all problems as they occur.

As there was no further business, the meeting was adjourned at 11:45

Respectfully submitted,

William Hopson, Secretary