

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS' WORKSHOP

JANUARY 16, 2013

President Jim Stanton opened the meeting at 11:00 AM. Directors Pinky Burgos, Norma Friel, Bill Hopson, Bob Minahan, Jim Stanton and Terri Westwood were present. Also in attendance were Debi Pawson, Office Manager, and Tom Pawson, Maintenance Manager.

Minutes of the previous meeting were approved as distributed.

Note was made of the passing of Jay Hamlin, a former resident and member of the Board of Directors.

CORRESPONDENCE: A note from a resident regarding the availability of free trees on Arbor Day.

First notice of Annual Membership Meeting on March 16, 2013 was sent to all members.

FINANCIAL: Jim discussed our current financial position and explained how the slight difference in his numbers and those of Dave Doolittle were reconciled.

Jim discussed the history of the last few budget increases and explained the rationale behind this year's 2% increase. We are in good financial condition. Cash on hand and budgeted items are sufficient. Occupancy

and maintenance fee collections are high compared to other condominiums in the area.

JIM ASKED FOR A MOTION TO TRANSFER \$26,172.83 FROM DEFERRED MAINTENANCE TO \$5841.87 IN THE ROOF RESERVE AND \$20,330.96 IN THE PAINT RESERVE ACCOUNTS TO REMOVE THE DEFICITS IN THOSE REQUIRED RESERVES. A MOTION BY BILL HOPSON AND SECONDED BY NORMA FRIEL WAS UNANIMOUSLY APPROVED.

The financial report was unanimously approved by the Board.

MAINTENANCE: Tom reported painting in garage floors and walls, stairways and shop areas, and the trash area. Painting is an on-going project.

Plumbing repairs in #517 and locks were installed in #121.

The area above the elevator stack and the roof stairs were repaired and repainted.

The concrete deck under the grass and over the garage has increased leakage due to age. It's a constant fight to contain water dripping into the garage. Shields have been installed over the new metal doors to prevent rusting.

Electrical problems have erupted in the generator. Some controls have worn out due to age and have been replaced.

Cracks in the garage floor have been sealed as the open and widen. Cracks near the garage entrance will need serious attention soon.

In an aside, Jim stated that a recent Insurance claim filed against the Association by a tenant who tripped and fell on the pool patio has been

settled by our insurance company and our \$500.00 deductible. The family thanked Tom, the staff and the Ins. co. for their cooperation.

Coastal Elevators quickly responded to Tom's call for emergency repairs at no additional cost to us beyond our normal maintenance fee. Tom is very pleased with their service.

#213 is doing a major upgrade and donated their old cabinets to us. Tom has installed them in the service area.

The waste and drain pipes in the garage area need constant replacement. Tom has repaired 17 clogs since the last meeting. A major clog caused a back-up and severely damaged a 1st floor unit. Tom negotiated insurance settlements and the area has been cleaned up and repaired.

Some roof A/C mounts are deteriorating. They need to be repaired as the State considers damage caused by falling compressors a responsibility of the Association. Some have been fixed and some are yet to be done.

Tom now sees a need for security cameras in several parts of the building due to thefts, animal damage, and destruction of property. He received a quote of \$2,500.00 for installing 2 cameras in the meeting room and one each in the lobby and elevator areas. They would provide daily monitoring and a tape record that could be reviewed.

After a brief discussion, Tom was given the OK to proceed with the basic installation of 4 cameras and monitoring equipment.

Bikes in the parking garage are again causing a problem. Bikes cannot be locked to concrete support pillars. Tom was given authority to cut

them loose. Many bikes are beyond repair and seem abandoned. We will send a notice to all units that the bikes must be kept in the proper storage area. Tom will work on a solution to the excess and junked bikes.

Tom will procure a squeegee to remove standing water from the tennis courts.

Emergency maintenance booklets are being placed in strategic areas and volunteer operators are being trained.

OLD BUSINESS: Jim revisited the Flagler Beach short-term rental requirements and reminded owners to sign an in-house agreement to follow the Flagler Beach requirements.

All short-term renters must sign in at the office and agree to conform with our rules and regulations. Only 20 units have received permission from Flagler Beach to rent on a short-term basis. Anyone can LEASE a unit for six months and a day without permits.

Requests for landscaping donations have been posted. Contributions large and small are encouraged.

PUBLIC COMMENTS: Several residents spoke in favor of the security cameras. One owner said that dogs are not the only cause of damage to the carpets and all of the blame should not be placed upon them.

Business was concluded and the meeting adjourned at 12:20 PM.

Respectfully submitted,

William Hopson, Secretary