

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 03624

MINUTES OF THE BOARD OF DIRECTORS MEETING

MAY 15, 2013

Association President Jim Stanton opened the meeting at 11:00 AM. Present were Directors Mary Burgos, Norma Friel, Bill Hopson, Allyson Huskisson, Bob Minahan and Jim Stanton. Terri Westwood was absent. Also Present were Tom Pawson, Maintenance Manager, And Debi Pawson, Office Manager.

Minutes of the previous meeting were approved as distributed.

Jim requested a moment of silence commemorating the passing of longtime tenants Fran Halpern and George Green and former owners Gary Lancaster and Jim Hines.

CORRESPONDENCE: A letter of thanks was received from the tenants in #121 for the new windows and screens that were installed.

FINANCIAL: Maintenance fee collections are up to date with only one unit overdue for May. We are about \$10,000 over budget at this time due to large capital improvement expenditures. Maintenance is a priority and reserves are adequate to cover these expenses. We are generally on budget otherwise. Our finances are sound.

MAINTENANCE: Tom researched costs for different types of covering for the hallways. Replacing the carpeting on the 3rd floor was by far the most cost effective. Tom was given the OK to proceed with carpeting when the time was right.

The cabana and area around the grounds were painted; 2 balconies were repaired; 2 cracked windows were replaced; pool leaks repaired and a new automatic temperature control system operates the pool solar heating panels.

Jim referenced the financial problems neighboring condos are having. One is facing a \$30,000 per unit assessment for overdue maintenance and repairs. We work hard to be pro-active to lessen damage and repairs that can cause large assessments.

Some complaints were received concerning disorderly children. Most concerns were about residents of one unit. Tom's visit to the unit showed severe hygiene and pest problems. The unit owner was charged for the costs of cleaning and bug control and has reimbursed us. The tenant's lease will be up at the end of June.

Jim said that we all need to step up and say something to those who are misbehaving, and not wait for someone else to do it.

Jim proposed an announcement concerning individual request for services and assistance from the staff by some owners/occupants. The staff is employed to maintain the common areas and to manage the common operations of the condominium. They may be employed on the "after hours time" for individual projects. During storms, breakdowns or other emergencies, the staff has to provide services to the whole building. Persons needing individual assistance are advised to call in whatever help they may need from outside.

The Board approved publishing the announcement.

Tom has fixed or installed; new garage door springs, electrical wiring repairs, new windows in #121, motion lights in utility rooms and garbage chute rooms, 3 balcony outlets changed, 3 drain clogs, major waste pipe leak in 8th floor, ordered a probe to explore longer lengths of piping.

All inspection work has been done and we passed them all. 15 fire extinguishers were replaced @ \$50 each. The emergency PA system is non-functional. It's a building original and parts are very rare. Building codes require one, so Tom is working on solutions.

6 units flooded in the last storm. FPL had problems outside our building and caused electrical problems for us. The on and off electric showed a weakness in our ageing electrical room breakers. The generator radiator did not function properly and caused repeated shutdowns. It is now out for repairs.

Tom will research the condition of the pool area tables and chairs. He will also survey the condition of the chaise cushions and recommend replacement as needed.

Storms have killed off some of the bordering palm trees. They cannot take the salt and it was decided not to replace them.

GENERAL COMMENTS TO/BY PUBLIC: An elderly resident of #419 wanders and gets lost. All residents are asked to look out for her and assist in returning her to her unit.

Dick, our resident lock man and pool shark, has several security locks left that he can install in your unit. They operate with a combination and/or a key.

The bulletin board in the basement has become too cluttered. From now on, all personal notices must be displayed on index sized cards. Larger ones will be removed.

Our new web site, **OVM3600.COM**, is adding info all the time. Wind mitigation forms and required photographs are now available. Debi in the office has forms for preferred storm shutter maintenance contracts.

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

Respectfully submitted,

William Hopson, Secretary