

OCEAN VIEW MANOR CONDOMINIUM ASSOCIATION, INC.

3600 SOUTH OCEAN SHORE BOULEVARD

FLAGLER BEACH, FL 32136

MINUTES OF THE BOARD OF DIRECTORS' WORKSHOP

SEPT. 19, 2012

President Jim Stanton called the session to order at 11:00 AM

ROLL CALL: Present were; Pinky Burgos, Norma Friel, Bill Hopson, Allyson Huskisson, Bob Minahan, Jim Stanton, and Terri Westwood. Maintenance Manager Tom Pawson and Office Manager Debi Pawson were also in attendance. A quorum was present to conduct business.

MINUTES: Minutes of the previous meeting on July 18, 2012 were amended as follows: The last sentence, 3rd paragraph, reading "Individuals will have to furnish their own grills and clean-up" was deleted from the text.

CORRESPONDENCE: A letter was received complementing Tom and Debi for their pro-active and excellent service to the Association.

Another note was received complaining again of the dog urine in the lobby and on the floors.

FINANCIAL REPORT: Jim went over the proposed operating budget worksheet line by line. The proposal, which includes a small salary increase for staff, predicts a 2% rise in maintenance fees, the services of an attorney to revise the by-laws, and savings in water and electric costs due to our diligence and replacement of leaking plumbing and water heaters.

MAINTENANCE: The dead palm on A1A was infested with insects. Further investigation showed many other tree similarly affected. A professional tree service was hired on a continuing basis to treat the trees and shrubs.

The pool fence, patio, shuffleboard area and the curbing have all been repainted. Paint has been ordered for redoing the tennis court.

The shuffleboard court area drainage has been a problem. Tom was given the OK to install drains as needed to prevent damage and injuries.

The building occupancy has changed. We now have more full time renters than full time occupants.

Top coating of 23 balconies has been done. Notify Tom if your balcony shows signs of damage.

A gas powered water pump with accessories and a commercial drain cleaner (snake) have been purchased. The snake has already been used on 6 floors.

Electrical problems on the north side of the garage are being worked on. The ceiling leak in the office is under repair.

Laundry room valves and carpets were all changed. A new exit door was installed on the East side of the garage. More doors will need replacing in the near future.

A new sensor was installed on the outside of the entrance garage door. Grab bars and non-skid flooring were installed in the cabana shower.

A water leak from the 2nd floor damaged a first floor unit. The problem of knowing which units are occupied and which are vacant needs to be addressed.

All owners and occupants need to be constantly alert and keep things locked. There have been reports of burglaries and thefts in the building.

Tom was given permission to up-grade the lighting on the roof and to remove the pavers on the pool stairway, use them to replace broken and missing pavers elsewhere, and to repair the stairway steps.

NEW BUSINESS: Jim read sections of the municipal rental code. In Flagler Beach it is illegal to rent for less than 7 days. The Town has a list of 20 owners who have obtained rental permits. These are the ONLY owners who are allowed to rent their units. Any owner is permitted to LEASE a unit for 6 months or more without a permit.

Jim proposed a unit rental/leasing agreement for adoption. The agreement would require compliance with the town ordinances. After some discussion, the proposal was approved.

Some equipment in the exercise room is in sad repair. Tom was authorized to dispose of any unsafe or unusable equipment.

Carpeting and floors in general continue to be a concern. The lobby floor, elevator carpeting and especially the 3rd floor carpet continue to show pet damage. Only total cooperation and control of pets can solve these problems.

The 8th floor is the probable site for the next carpet replacement.

A general discussion concerning insect infestation caused by improper garbage disposal showed many occasions where raw garbage was sent down the chutes and some dumped into the recycling bin. Someone even cleaned fish in the basement men's room and left all of the refuse there. All garbage must go down the chute in a tied bag. Paper bags are not acceptable.

The new owner of #523 asked if we could find room for a pool table in the building. Tom will see if any space could be made available.

No further business came before the Board, and the session was adjourned at 1:00 PM

Respectfully submitted,

William Hopson, Secretary