

OBC1 August 2021 Board Meeting Minutes

August 21, 2021 OBC1 Board Meeting Start: 10:01pm

Attendees: Jim Jackson, Christy Truxaw, Jim Smith, Harford Field, Dave Hux, Harvey Cybil (via phone)

Motion made to accept minutes of the May board meeting: Truxaw motion; Smith 2nd; passed unanimously

Old Business

- Quarterly board meetings set all at for August 21, November 13, March 5 2022 & April 30, 2022. All meetings start at 10AM except 4/30/2022 which begins after the Annual Owners Meeting. [complete]
- FPL green energy no longer available and potential solar panels delayed for future consideration as water security/conservation is a higher priority. [complete]
- Voting online investigation by Field and report for August meeting towards 2022 implementation. Research continues with report of progress in November budget meeting.
- Laundry electronics for payment in the works waiting for details. Concern over contract liability as well as hacking internet connection/account. Jackson & Field to follow-up and report in August.
- Unit-106: finish repairs toward sale/lease.
- Motion (Harvey): complete 106 renovations to rentable condition and determine sale after rental period showing income to be at or above cost; Jackson 2nd. **Tabled** until August board meeting pending additional info from Harvey on costs and Field getting Christin realtor input. [complete]
- SBA Loan: Bookkeeper stopped getting invoices in March and not to get new ones until March 2022. 2.9% loan until 2033. Covid-19 delays were official so we determined not to make payments until required. May was last payment. Awaiting notification to resume payments.
- Walkway Coatings: Two potential coatings with one same as patios with 96-hour cure time. Alternative 8-hour cure time at greater expense so plan is to use 96hr cure on 2nd & 3rd level walkway in succession to allow continued entrance to townhouses. Also two stairwells at a time. 4th level stairs and end units to get 8hr cure version. Estimates gathered for \$91K and \$100K. Diff is cure time (8 v 96 hours). Plan is to coat little used parts such as 3rd floor except 301/302 with lower cost/longer cure paint and the rest with quick dry version but townhouses can use 3rd floor when 2nd floor being coated with long-cure paint. Plan is Fall of 2022 after full details and final quote by September. Need to expand project to balconies, stairwells and upper walkways to prevent concrete and rebar deterioration thus saving maintenance cost but needs quotation to add to cost or do as separate project.
- New landscape proposal (Truxaw). Will also discuss coquina rock and landscaping in back along Oceanshore Blvd. Christy will have update for August meeting as key planner at Gospel Gardens no longer there. Still planning 2nd phase now delayed due to unexpected costs for extinguishers

and pool edges plus desire to rework plan. Truxaw to donate some trees and shrubs too mature for her deck and will plant in key areas such as shady pine near south grill/picnic bench for shade. November meeting target for installing some new plants and Truxaw donations.

- Smith discussion with Doolittle is that as monies come in from the recent special assessment, Doolittle would reallocate funds back into reserve buckets withdrawn to fund the roof/top deck repairs and resealing. Cybul & Smith to discuss transfer of duties and prepare for November budget.
- Unit-207 complaint inspected patio wall drains and material. Building structure/architecture causes seemingly unpleasant finish and cannot be remedied. Owner agrees.
- The laundry Room has been improved by adding digital payment/operation of the washing machines and dryers. You may still use quarters to operate the machines. If you want to pay digitally, you will need the CSC app which you can acquire reading the QR code on the poster located on the back wall. Instructions are there as well and you can view a video instruction on YouTube here: <https://youtu.be/IDZa1wRsCYM>.

NEW BUSINESS

- Hux got two quotes \$2.8K and \$3K to replace tennis court retaining wall corners. Budget determines timing to make the repair.
- Zell information for bank to bank payment of dues and assessments to eliminate mail requirement. Truxaw sent notice to owners on how to set it up and use it.
- Elevator room needs dehumidifier to prevent wire bundle corrosion from humidity build up causing expensive repairs plus fan for equipment cooling which has already been installed. . Truxaw to provide dehumidifier to Hux to install and test functionality then determine final solution.
- Spalling in places at #101/201 needs to be addressed. Hux to evaluate and provide recommendation.
- Permanent protective/aesthetic covering of new water main through Club Room, especially outdoors is needed, especially exposed outdoor sections. Hux & Smith to evaluate and recommend solution.
- Some final debate, recommendations of whether to sell Unit-106 Sell or rent it providing monthly revenues and asset to borrow against. If sold, funds would be added to total funds available to manage OBC1. In voting, three were in favor to sell – Smith, Truxaw, Hux; Against selling and kept for long-term rental revenue – Jackson, Field, Cybul. This created a tie since Danny Navarro could not attend. Special meeting called to get all seven votes. Plan is to meet 10am, August 28, 2021. Notice to be sent out today to owners.
- Motion to adjourn by Smith, seconded by Hux, adjourned at 12:01pm.

NOTE: We have many new owners and we had a couple of them sit in on our board meeting. One passed on a comment the board would like to share as well as thank them for their comment: "My husband Tom and I just attended our first OCB board meeting and I want to say how impressed we are with the thoroughness of board members. They dealt with many issues that are necessary to maintain an oceanfront property. They looked at different options for doing the things that need to be done to maintain the property - and our investments - for the long run, while keeping costs down. Although they are volunteers, they take the responsibility seriously and we all benefit. I want to thank our board members. Things are looking great at OCB 1 and we feel lucky to own here." Chris Ward, Unit 215