

## Board of Directors Meeting August 22, 2020

Meeting called to order by Jackson at 10:03am. Board members in attendance were Jackson, Smith, Truxaw, Keaney, Field, Navarro. Absent was Cybul. A quorum was declared.

Notice of BOD Meeting submitted by Truxaw.

Minutes from last meeting. Motion to accept by Smith, seconded by Navarro.

Unanimous approval.

### Old Business 5.2.1—9

1. Smith reports that in two weeks 8/24—9/5 the Tennis Court Company will be jackhammering new poles to affix the 'Over Sleeve' poles which hold the new Net in place.
2. Keaney reports that C&J Painting have completed painting the siding of the Townhouses and Tips of all balconies and 6 Flat walls. The color 'Open Seas' was picked by Navarro and has been well received by all! There are a few items still to complete. C&J will replace broken pavers and finish bronze touch up on 5 windows as soon as weather permits.
3. Truxaw and Keaney report on landscaping that Gospel Garden will be dealing with the drainage problem behind the tennis court on September 14th. Gospel Garden has submitted a proposal to overhaul the landscaping around our beautiful pool, and our A1A entrance. They would be using some existing plants, stressing uniformity, along with salt air friendly. Keaney will be submitting the proposal for Phase One in our November budget meeting. We would like to form a committee with a few more interested owners.
4. Smith reports on the cleaning out Club Room and Utility Shed. The Club Room has been cleared of old furniture, refrigerator and unwanted items. The Utility shed was cleaned out of all debris and can now be utilized. Keaney assisted Smith in this strenuous job!
5. Navarro reports the Club Room Renovation Committee (Paula Suarez) have looked into flooring along with some suitable furniture and will create a proposal to be presented at the November meeting. It was discussed that the ceiling leak must first be fixed before proceeding. It was noted that this summer the Club Room saw a lot of use by families. Greg Thrower request to have hours posted on Club Room doors.
6. Keaney reports on the Laundry Room Renovating Committee that includes Dave & Judy DiGregorio and Kathy Keaney. New lights were installed. Ceiling was painted. Plans are being made to repaint white folding table and replace baseboards. Along with a bid coming from Music City Painting to repaint the walls. It was suggested that we look into providing a Change Machine and Al Keaney will report on this in November.
7. Jackson reports on the Elevator condition and it is working well. The fan has been replaced. There is some hydraulic fluid leaking and has happened before. Phase 2 has become a lower priority. It was brought up that there was past mention of replacing the floor and Navarro says he will check on cost. A review of the elevator contract will happen in November.
8. Jackson reports on the proposal from last year for the 6 Penthouse decks/roofs and 2 Corner decks/roofs. The new proposal came back three times higher than the original bid. Smith suggested speaking with the Engineer who we have dealt with in the past. We received three different proposals. It was narrowed down to R&J Coatings and Waterproofing, Inc./Daytona Beach. First meeting is Wednesday August 26th @ 9:30AM with Jackson, Smith & Keaney. The agenda will be to gain a greater understanding of the scope of the work.
9. Board members discussions of transitioning the Manager Residence & Superintendent Job continued. Keaney provided discussion of the Superintendents Job and the options of how OBC1 would handle the cleaning and maintenance. Keaney provided proposals from three different Pool Services for example. Along with examples of Maintenance Businesses. The BOD present were

polled on opinions, thoughts and concerns on selling, renting, or retaining the Managers Residence. Cybul had submitted in writing his opinion. BOD will continue to discuss the pros and cons including all costs etc., related to this issue. It was determined that in order to implement any part of this transition BOD will need to create a ADA Bathroom in the Laundry Room. Field makes motion to create a project to Install a ADA bathroom in the Laundry Room for owners, guest & contractors as needed, seconded by Smith. Unanimous approval. Jackson will speak to Cybul on possible financial reports already created concerning a ADA bathroom.

#### **New Business 8.22.1—8**

1. Navarro suggest an email be generated listing out the duties accomplished by weeks end for Bob King. Jackson agrees to provide this information.
2. Jackson reports that the breaker box in the Pool Room is corroded and beyond repair and needs to be replaced. Three businesses were contacted, with only two responding. Breakers Electrical Construction Inc. will be given the proposal to do the work. Breakers Electric will be here on September 2nd to install a new breaker panel and conduit in the pool equipment room. The pool will be CLOSED that day because the circulation pump will be out of service. This scope of work will also replace the timers that run our house lights. A potential cost saving method of properly working timers is to shut down the circulation pump during off hours. We will experiment with this once installed. Breakers Electrical Construction Inc will also look into our center pool light that is not functioning at the moment.
3. Truxaw reports that some of the lights on the upper balcony walkways walls are not working and ask Bob King to fix.
4. Truxaw will check with Flagler Beach City Council for the placement of a caution flag near OBC1's crosswalk on A1A. Along with replacing No Parking signs that seem to have disappeared from past Hurricanes.
5. Truxaw wants to explore the implementation of a 'service fee' added on to OBC1 rentals. Communication with Tavolacci Realty and Jessica Ramskogler (VRBO) to get input for a November report.
6. Keaney will get estimate from C&J Painting about painting Sea Wall and A1A balconies and ceilings.
7. Smith will look into replacing the air conditioner in the Club Room.
8. Fields reports the results from the Friday Workshop 8/21:
  - A. Field will monitor the 10 year contract with Spectrum along with getting Doolittle's help watching billing.
  - B. Cybul will create a spreadsheet to keep track of on going building repairs and have a report by November.
  - C. Truxaw will remind owners to look into Wind Mitigation credit from their Insurance Agent. Owners must have Homeowners Insurance. Endorsement reasons: Roof Covering changed from Non-FBC to FBC, Roofing Decking Attachment changed from Unknown to other, Roof Geometry changed from Other to Flat, Opening Protection changed.
  - D. Truxaw will remind Owners who rent to inform your Realtor and renters to please observe OBC1 pet policy which is on OBC1's website. Encouraging all Owners to familiarize yourselves with our website to make use of all the information found. Website: [oceanbeachclubone.com](http://oceanbeachclubone.com)
  - E. Smith will create a report on conditions of all amenities for November meeting.
  - F. Field will create a report on conditions of all doors and windows for November meeting.

Having no further business a motion was made by Navarro and seconded by Field to adjourn the meeting at 12:55p.m.. The motion was passed unanimously.

Respectfully Submitted by  
Christy Truxaw ~ Secretary OBC1