

Board of Directors Meeting May 2, 2020

Meeting called to order by Jackson at 11:30 am. Board members in attendance were Jackson, Smith, Truxaw, Keaney (by phone Field, Navarro, & Cybul).

Notice of BOD Meeting submitted by Jackson.

Minutes from last meeting. Motion to accept by Navarro, seconded by Cybul. Unanimous approval.

Upcoming Board Meetings.

Summer Meeting	8/22/2020
Budget Meeting	11/14/2020
Spring Meeting	3/6/2021
Annual Owners	5/1/2021

Election of Officers.

President	Jim Jackson
Vice President	Allan Keaney
Treasurer	Harvey Cybul
Secretary	Christy Truxaw

Old Business:

- Cybul will get a updated proposal for the cost and scope of resurfacing the 6 Penthouse decks and 2 corner second floor decks. Seven leaks connected to the Penthouse decks have been reported, with a new leak reported in Unit #109 in Master Bedroom. Smith urges the Board to move forward with this project noting that it has been delayed for some time and the current 8 leaks that have been reported by owners are overwhelming related to this issue. Smith also suggest option of selling unit #106 and using those proceeds to fund this major repair project. Discussion was had about the benefits of this option and how we would move forward into a different style of management. Keaney will put together a report on selling unit #106 and what type of services Ocean Breeze has in place. Cybul will look into our bylaws concerning the possibility of selling unit #106.
- Jackson reports we still have two slider doors that might need to be replaced in units #205 & #106, once further inspections happen it will be determined how we shall progress.
- Keaney will put together meeting to review Smithscapes intentions with OBC1's landscaping along with getting a comparative quote from Gospel Gardens.
- Cathy Platt has been asked to continue to update Owner Information.
- Field reports positive responses from owners who needed to replace or paint their doors, a follow up to contact those still needing compliance will be contacted.
- Smith followed up that after walking the grounds the electric grill. A reminder to all owners, NO GRILLS of any kind are allowed on patios.

New Business:

- Painting the siding in the Court Yard was discussed further and Keaney will contact bids and set up meetings from three different companies.
- Elevator is working well, a suggestion to replace the flooring was made.
- Conditions of the Club Room and Utility Shed was brought up by Smith and specifically points out that the refrigerator in the Club Room is a safety hazard, with utility's cost and freezer full of old food, recommends getting rid of it. Navarro will create a committee to look into refurbishing Club Room and Smith agrees to cleaning out Utility Shed
Reminder to all Owners that it is NOT allowed to store discarded items in the Club Room or Utility Shed.
- Keaney will put together a committee to freshen up Laundry Room.

Adjournment. FIELD motion to adjourn, seconded by CYBUL carried at 12:59 pm.

Respectfully Submitted by
Christy Truxaw
Secretary OBC1