

Board of Directors Budget Meeting November 14th, 2020

Meeting called to order by Jackson at 10:04am. Board members in attendance were Jackson, Truxaw, Cybul, Keaney, (Smith, Navarro by phone). Absent was Field. A quorum was declared.

Notice of BOD Budget Meeting submitted by Jackson.

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

Old 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. Jim Jackson reports that a document hadn't been created, however going forward Jackson will coordinate with Keaney to create this document for use in the start of next year 2021.
2. Jackson reports that a new breaker panel and conduit has been installed in the pool equipment room. All timers that run our house lights are working properly. The potential cost saving method of properly working timers to shut down the circulation pump during off hours has not been experimented with but the intent to do so in the near future is expected. Breakers Electrical Construction Inc will NOT be able to work on our center pool light that is not functioning at the moment. Therefore Jim Jackson and Dave DiGregorio will find a contractor who can work on the all pool lights.
3. The upper balcony walkway lights are still not working Truxaw reports, Jim Jackson will ask Breakers Electrical Construction Inc. to look into the problem.
4. Truxaw did call DOT in DeLand and requested that they perform a 90 day study on traffic patterns from South Central to Club House Drive in order to determine if a flashing light could be installed on the existing pedestrian/45 mph sign on A1A. DOT will call when study is completed.
5. Truxaw reports after having conversation with Tavolacci Realtor Christine and Jessica Ramskogler Owner of Unit 222 uses (VRBO) to get input about exploring the implementation of a 'service fee' on OBC1 Renters. Ramskogler reports that VRBO has a way to add a 'property fee' to their rental programs. The renter would pay the fee plus 12% tax. It would be paid to the Owner, the owner would send check to OBC1's HOA. Tavolacci Realtor Christine & Mike Sanfilippo Owner #210 shared dissenting opinions. BOD will table this discussion until March meeting.
6. Keaney got estimates from C&J Painting about painting Exterior East side patios & first floor walls, & ceilings, townhouse sections & fourth floor penthouse east side: \$14,355.00. All townhouse ground floor Patio decks: \$3,760.00 Jackson request Keaney to get another bid from C&J Painting for the A1A sea wall and painting the WHOLE building.
7. Smith along with Dave DiGregorio have found an air conditioner to replace the old one. It has been suggested that the replacement be coordinated with the Club Room renovations.
8. Following up on Fields report from the Friday Workshop 8/21:
 - A. Field will monitor the 10 year contract with Spectrum along with getting Doolittle's help watching billing. *[this is on going]*
 - B. Cybul will create a spreadsheet to keep track of on going building repairs and have a report by November. *[this is happening as we've been moving through our current repairs of roof repair]*
 - 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. *[this has happened]*

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
[this has happened and will continue to be ongoing]

E. Smith & Keaney created a report on conditions of all amenities for November meeting. Special thanks to Jolene Bonney, Al Keaney, Jim Smith, Scott Ramskogler, Dave DiGregorio, Jim Jackson & Christy Truxaw they either gave financially, physically or directed contractors. Here is the list of all improvements:

Power washed & Painted north side & south side grill area.
Commenced major resurface/waterproofing of penthouse units & 207 & 216 patios
Painted oceanside siding Open Seas Blue, and tips and dividing walls white
Installed new tennis court poles and net
Installed drain system along tennis court north wall
Weeded and mulched along tennis court east wall and removed palms damaging shed
Decluttered shed and restored electric service
Repaired electric line at shuffleboard
Replaced breaker panel and timers in meter room
Installed new ceiling lights in laundry and club rooms
Painted laundry room ceiling
Put 2 new chairs in laundry room
Put 6 new chairs in club room
Hired new lawn/landscaping service
Weeded beds along A1A sidewalk
Painted pool trash cans
Paint touch up pool tiles
Repaired both pool walkway pavers
Replaced water valve for car wash hose line
Painted perimeter and pool area light poles
Put 3500 numbers on parking lot sign
Fire Alarm System upgraded to Code on 11/19

F. Field has create a report on conditions of all doors and windows and communicated to those owners.

New Business 11.14.1—6

1. Treasurer Harvey Cybul reported that the Proposed 2021 Budget will not require an increase in the monthly fee. Over all budget is in good order. However keeping in mind that the cost of utilities/TV/Internet continues to increase so for FY2022 will require additional funding or adjustment of priorities. There will be an amendment to the lawn care category to read : \$10, 870.00. Motion to approve the 2021 Budget by Keaney, seconded by Truxaw. Unanimous approval.
2. Building Maintenance developments and NEW issues. Jackson reports that R&J Coating & Waterproofing are simply pleasant to work with. These contractors showed up for work on time, on the day they said they would start and have shown up every day ready to work! Five patios completed units 207, 216, 401, 402, & 403. 404 has been stripped, rails removed, patched concrete and 405 has been stripped, patched concrete, discovered problems with floor drain and needs to be repaired by a plumber. We've had to deal with a couple storms that have delayed work. Because of the storms 216 & 217 discovered huge leaks coming from the mansards which were addressed and holes were sealed and upon further testing all is dry! Jackson had called Plumber Royal Flush and actually during this meeting he showed up and did the repair on the drain so the workers could move forward on Monday the 16th! Mansard has been stripped and repairers on 406 are on going. NEW concrete Issues have been discovered all over OBC1. Continuing to work with this excellent contractor we will address Unit 105's windowsill repair, 105's ceiling spall, miscellaneous step cracks located on the 4th

floor walkway walls, beam repair located on the east facing wall of south side stairs, spalls in corridor near unit 108 southeast corner of hallway near light fixture, spall in corridor near Unit 105 ceiling, partition between units 215, 216 & 112 cracks, unit 208 has a spall on balcony floor. 301 big chunks of concrete have come up with rebar exposed. Unit 222 has spall at bathroom floor door. All these new issues will be addressed after Patio timeline has been completed hopefully by end of November. BOD are also asking R & J Coatings for an estimate to seal and coat OBC1 walkways in order to maintain the integrity of the building. This will be a relatively major project.

3. Keaney seeks to get started on OBC1's first phase of Landscaping plan with the A1A side entrance to our pool area and then the surrounding areas around the pool. The plan created by Gospel Gardens asking for a deposit of \$4,995.00 was discussed and a Motion to move forward with Gospel Gardens was made by Smith, seconded by Navarro. Unanimous approval.
4. Navarro reports on Club Room renovations showing flooring samples and was questioned over manufacturing warranties and Navarro will check into that. Navarro proposes painting ceilings and walls. Add couch and loveseat and end tables, table and chairs, ping pong table, extras(?) Proposal of \$4,200 was reported. Need to get cost on the repair of broken window/and or replacing all windows. Keaney will call Tomoka Window Repair to check on cost for the one broken window. However all of this is put on hold because of building maintenance issues that have been discovered and discussed in New Business 11.14.1
5. Keaney prepares list of needed repairs and renovations to bring OBC1 up to date and proper functioning of amenities. Realizing the cost of these items on this list would facilitate the need for a Special Assessment going forward. The list reads as follows:
 - 1) Re-Roofing & Repair Shed: \$3,100 G&F Roofing
 - 2) Club Room Renovations: \$4,200
 - 3) Oceanside Painting of OBC1: \$18,115
 - 4) Laundry Room Renovations/Bathroom done in two phases guesstimate \$20-\$25 thousand
 - 5) Tennis Court repair surface, fence, walls, landscaping guesstimate \$25,000
6. Bittersweet news has been received, that is as effective on January 31st, Bob King will be stepping down from the Superintendent position. We are sorry to see Bob and Linda leave us as they have become greatly loved and appreciated not only by the residents who live here but also the Renters who have yearly come and stayed at OBC1. We wish Bob the best in his retirement and look forward to the Kings coming over to OBC1 for visiting. Thank you again Bob and Linda King!

It now has become imperative that we hire a new Superintendent. The BOD discussed in August that shifting to a more modern approach of an offsite manager was in our future, therefore Keaney will write up an advertisement for posting of job position on work related sites as well as a newspaper ad. This change also implements hiring Pool Cleaners to take over the pool. With this new development and the pressing list of amenities and building maintenance the BOD is preparing to vote at the March 2021 meeting to either sell or long term rent Unit 106. The BOD would like to encourage owners, family or friends who might be interested in purchasing Unit 106 to notify the board.

Having no further business a motion was made by Cybul and seconded by Navarro to adjourn the meeting at 1:33p.m.. The motion was passed unanimously.

Respectfully Submitted by
Christy Truxaw ~ Secretary OBC1