

Board of Directors Meeting March 6th, 2021

Meeting called to order by Keaney at 10:01AM. Board members in attendance were Keaney, Truxaw, Smith, (Field, Navarro, Cybul, Jackson by phone). A quorum was declared.

Notice of BOD Meeting submitted by Keaney.

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

Old Business 11.14.1–6

1. Building Maintenance issues and discovered & continuing: Jackson reports getting a quote from R&J Coating & Waterproofing for an estimate to seal and coat OBC1 walkways in order to maintain the integrity of the building. The proposal was for all the walkways on the north, west and south wings, up to the stairway tower landing, but not the stairs. It also didn't include the balconies of the townhouse units or the end units, two different types of product could be used.

1ST TYPE: BASF 4 day drying/cure time at a price of \$91,000.

Which results in 'NO ACCESS' to Condo Units during the 4 day cure time.

2ND TYPE: Mira Coat 8hr drying/cure time at a price of \$112,000.

The BOD is still looking into leaks reported in Unit's 209 & 210. Leak testing will be done by Manager Chris. Chris will also address and keep an eye on the old leaking problems of the siding around Units 209. Chris reports another leak found in Unit 102 with the possible requirement of needing to replace the slider in Unit 202, along with repainting and caulking the balcony of Unit 202 to see if this stops the leak. This will be further looked into and reported to the AAC. #403 east facing slider may need to be replaced to stop the leaks below #210 & #210

2. It was discussed about the status of AAC aesthetics review violations and determined that a notice will go out to complete repairs by May 1st, 2021 and any remaining will be performed by OBC1 and charged to the unit. Harford Field will send out such notice.
3. Keaney reports the new Lawn Maintenance Group with four different teams continues to do a fantastic job. The Landscaping First phase plan with the A1A side entrance to our pool area and then the surrounding areas around the pool by Gospel Gardens will begin on March 16th.
4. Club Room renovations can proceed with little to no extra cost now that we have Manager Chris able to utilize his skills in painting ceiling and walls along with installing new flooring. Keaney reports that Tomoka Window Repair has fixed the broken window that was in the Club Room.
5. A Special Assessment meeting is scheduled March 13th to discuss the budget issues and possible need for an assessment.
6. We have hired Chris Michalsky, and all good reviews have been reported from both Keaney & Truxaw, along with a owner who recently arrived to find North Tower stairway to be the cleanest it has been in years. An example of this new approach is that Chris was able to replaced the elevator flooring for under \$20.00, because he could install it himself while working for OBC1! We will continue to explore ways to utilize his excellent skills in maintaining OBC1. We are only beginning to realize the advantage of utilizing Chris's experience and expertise.
The BOD discussed the need for some updating in Unit 106.

New Business 3.6.1—6

1. Jim Jackson reports that the pool has a leak and American Leak Detectors were called out to investigate. They discovered a leak in the scum gutters and will be removing pavers to dig down to expose pipe to find and fix leak. The cost will be \$2500. That being stated there is no guarantee this is the only leak we have. Chris has found another leak in the pool room which he is monitoring and will address when more information is found out. The pool inside lighting needs to be address and Chris and David DiGregorio will assist, this will be accomplished when the weather and pool is warmer. Need to replace 'No Diving Signs' and Truxaw will get these printed.
2. Chris reported that an Unauthorized Vendor did work on OBC1 property on the fourth floor, therefore Harford Field will create a statement informing all owners that NO OWNER may authorize or allow any work to be performed on OBC1 building. A separate email will be going out informing all owners. Smith will speak to this Vendor.
3. Fieldto follow up with FPL for options that could reduce our electric bill using green power sources, both from FPL and private development of solar power on premises.
4. Truxaw brings up implementing 'Voting on Line' hopefully implemented in 2022.
5. Jackson reports that implementing Credit Card/ Coin usage in the laundry room can be implemented with no cost. The internet would have to be utilized in the laundry room. However all this is on hold with the developers of the new software not available as of yet.
6. Harvey Cybul to prepare document indicating pros & cons of #106 leasing or sale.

Having no further business a motion was made by Cybul and seconded by Smith to adjourn the meeting at 12:29p.m.. The motion was passed unanimously.

Respectfully Submitted by
Christy Truxaw ~ Secretary OBC1