

OCEAN BEACH ASSOCIATION, INC.

A Corporation Not-for-Profit

Minutes to OBC1 Emergency Meeting Regarding Hurricane Milton

Called to Order 10:00AM

Jim Jackson, Brian Schnell, Christy Truxaw, Harford Field (phone), Dave Hux, Harvey Cybil (phone)

SITUATION: Damage to roof and mansard from Milton to Unit-401 was ripped off also damaging some A/C units.

Discussion on use of private adjuster. Preference to have insurance company provide adjuster. Jim Jackson to address.

Call to action:

- Insurance agent contacted: adjuster to be dispatched; deductible 2% of cost up \$160,000 insurance deductibility liability
- Secure top floor around 401 to ensure loose debris secured supervised by Dick
- Complete power shut off for units 101, 102, 201, 202, 203, 301 and 401 to be turned on after A/C power breakers shut off and test for secure and safe power to the units
- Arctic Breeze coming this week and Truxaw to see if they will assess damage to A/Cs. ServePro may also assess for us.
- Army Corp of Engineers free blue tarp installation possible. If not, private installer needed. Brian to execute.
- Hux & Jackson to get contractors to estimate repairs in parallel with getting adjuster from insurance company
- Reconstruction must be permitted and OBC1 ACC must be involved to ensure compliance with our mandates as well as local code. Dave Hux to be point person for reconstruction/insurance project for recovery from Hurricane Milton with assistance from Christy Truxaw.
- A/C mounting platforms to be repaired and maintained by the Association; A/C systems including mounting and repairs is responsibility of each owner.
- Special assessment meeting to be set 10/28 10am to provide information for owners to take to their insurance company.

Truxaw motioned to adjourn, Hux seconded. Unanimous approval.

Meeting adjourned at 11:01am

Prepared by Harford Field, OBC1 Board Secretary

October 14, 2024