

OBC1 May 2021 Board Meeting Minutes

May 1, 2021 OBC1 Board Meeting Start: 12:30pm

Attendees: Jim Jackson, Christy Truxaw, Harvey Cybul, Jim Smith, Harford Field, Dave Hux

Officers voted in were Jim Jackson, President; Christy Truxaw, Vice President; Jim Smith, Treasurer; Harford Field, Secretary. Dave Hux, Harvey Cybul and Danny Navarro are board members at large.

Old Business

- Quarterly board meetings set all at for August 21, November 13, March 5 2022 & April 30, 2022. All meetings start at 10AM except 4/30/2022 which begins after the Annual Owners Meeting.
- FPL green energy no longer available and potential solar panels delayed for future consideration as water security/conservation is a higher priority.
- Voting online investigation by Field and report for August meeting towards 2022 implementation.
- Laundry electronics for payment in the works waiting for details. Concern over contract liability as well as hacking internet connection/account. Jackson & Field to follow-up and report in August.
- Unit-106: finish repairs toward sale/lease. Work toward completion and then discuss lease/sale option. If lease, aim for long-term (12-mo) unfurnished. May lease while for sale. Try to get access for bathroom by Chris with new exterior door until ADA restroom in Laundry Room complete. Get input from Christine potential quick sale (FIELD). Dave Hux to check kitchen rehab vendor Stonewood.
- Motion (Harvey): complete 106 renovations to rentable condition and determine sale after rental period showing income to be at or above cost; Jackson 2nd. **Tabled** until August board meeting pending additional info from Harvey on costs and Field getting Christin realtor input.

New Business

- SBA Loan: Bookkeeper stopped getting invoices in March and not to get new ones until March 2022. 2.9% loan until 2033. Covid-19 delays were official so we determined not to make payments until required (likely March 2022). Jim to discuss repercussion with Doolittle firm and advise at August meeting.
- Walkway Coatings: Two potential coatings with one same as patios with 96-hour cure time. Alternative 8-hour cure time at greater expense. May combine use to mitigate cost versus convenience. Investigations of ramifications of time to cure, cost, longevity. Plan is to execute in winter 2022 (Sep-Dec). Jackson/Truxaw to investigate and report at August board meeting.
- New landscape proposal (Truxaw). Initial plan for Phase-2 presented at cost of \$12,916.00 from Gospel Gardens. Will rework plan and create two parts with half implemented in 2021 and the other half in 2022. That would complete planned renovation of landscaping at OBC1. Will also

discuss coquina rock and landscaping in back along Oceanshore Blvd. Christy will have update for August meeting.

- HARVEY: Reserve funding issue. \$687,500 for all reserved activity requirements, \$211K at end of 2021. However, may need to look at how to re-level reserve buckets. Harvey & JSmith will analyze and determine amount needed to bring all reserves to current status for possible 2022 action.
- To inspect Unit-207 complaint about patio walls and report ASAP.
- Motion to adjourn by Harvey Cybul, 2nd by Jim Smith at 3:14pm.