

OBC1 March 25, 2023 Board Meeting Minutes

March 25, 2023, OBC1 Board Meeting Start: 10:00am called to order by Jackson.

Attendees: Jim Jackson, Harvey Cybul, Harford Field (phone), Kindra Cook (phone), Dave Hux, Dan Navarro (phone), Christy Truxaw

Proof and notice of meeting was verified by Jackson.

Reviewed and approved minutes of last meeting. Hux motioned to accept the minutes, Cybul seconded. Unanimous approval was made to approve minutes as submitted.

Old Business

- Unit 219 & 202 sliders were installed. Installation inspections scheduled. **CLOSED**
- Elevator repairs by phase still to be done. Hydraulic reservoir replacement and electronics controls planned, but with no recent problems, decision is to delay work until later or failures forces us to do it. **OPEN**
- Pool deterioration continues. Delay repairs until Unit-106 sold. Contractor to begin 12/16 and take 4-6 weeks to complete restoration and repairs. Repairs completed and pool reopened early March. Some minor follow-up repairs supervised by Hux. **CLOSED**
- Parking lot paving delayed until resolution of tennis court reuse. Court disposition to be decided by Owner vote in Annual Meeting after options offered in 1Q23 Board Meeting. **OPEN**
- Walkway Coatings: Jackson suggests locking in contractor for Aug-Sep 2023 application. Exact dates and owner notifications to follow. **OPEN**
- Landscaping is ongoing effort. Funding is limited. Truxaw & Hux supervises as money made available. Some scheduled Oleander plantings completed after the freeze. Some replaced plants done after the freeze. Adding some new ones, too. Front bed updated/replanted. **ONGOING-OPEN**
- Tennis court deterioration calls for repairs or reuse determination (fence removed and needs replacement plus court resurfacing). Owners vote needs 75% to repurpose the tennis court since it is a named amenity which has been frequently proposed. It will be on the annual owners meeting ballot to keep and refurbish the tennis court or repurpose it in some form. If vote is to repurpose, then an owner-wide discussion will explore uses such as parking, bocce courts, pickle ball court, handicapped ramp, etc. End goal would be to have owners approve revitalization plan no later than 2024 annual meeting. Field to send out mass email reiterating the issue and describing possible options. **OPEN**
- Cook & Navarro requested review of lighting, especially conversion to LED. Also area lighting on side yards and pool court area with attention to turtle nesting requirements and ensuring no light pollution for owners & guests, particularly in pool court area. Hux already replacing fluorescent with LED as they require replacement and available for purchase (They are scarce). Hux to use Steve McCullough contact, research if ballasts available, seek out look-alike

replacements, and perhaps initiate discussion for estimate on mass replacement. LED bulbs being inserted where it can. Ongoing maintenance issue. CLOSED

- Warranty review end of March and to resolve potential pipe plugged servicing the pool drain line. OPEN

New Business

- Truxaw pool area shading would improve area by adding weighted tables & bases and additional umbrellas to support lounger use. Hux to evaluate costs at Home Casual for review and voting on implementation at May board meeting. OPEN
- A shuffleboard court damaged in hurricane and has been removed using parts to complete second court. Corn hole set has been acquired and are stored in laundry room for use by owners and guests on slab no longer having a shuffle board court. CLOSED
- Handicapped access discussion leads to possible quotes for secondary lift. Field to get one from Otis Elevator who indicates a second unit can be constructed adjacent to stairwell tower to the parking lot level. OPEN
- Updated insurance appraisal plus roof inspection, etc., in preparation for Florida mandated structural review requirement. Jackson got required new insurance for the property. CLOSED
- Capital gains on Unit-106 had been estimated to be \$40,000.00 and re-evaluation estimated to be \$28,000.00 but may be lower after accounting review. Final determination for tax submissions by mid-April. OPEN
- Owners needing Wind Mitigation for their unit insurance must do so through their insurer but the Wind Mitigation Inspection has been performed for OBC1 and a copy of the report is available on our web site at [Ocean Beach Club One - Insurance](#) as is Evidence of OBC1 Insurance and Flood Insurance. CLOSED
- Jackson steered \$250,000 from Unit-106 sales proceeds into CDs with 6-month maturing dates and placed in reserve account to use as appropriate in support ongoing and future projects. CLOSED
- Currently no board member is resigning and no one has offered to run against current members. According to Florida Statute for Condos 718.112 voting is not required and all members may continue to serve on the board of directors. Those members up for reelection, Harford Field, Christy Truxaw and David Hux, shall begin a new two-year term of service beginning May 6, 2023. CLOSED
- Should we continue on-line voting using new vendor VOTE HOA NOW? They provide turn-key process following Florida statutes requirements at a cost of \$591.00. Owners must opt in and may opt out at any time. Field motions they be engaged for this year, Cybul seconds; all approved.

Motion to adjourn by Jackson; Cybul seconded. Approved and adjourned at 11:55am.

