

OBC1 November 4, 2023 Board Meeting Minutes

OBC1 Board Meeting Start: 10:00am

Attendees: Jim Jackson, Harvey Cybul, Kindra Cook, Christy Truxaw. Phone:Dave Hux & Danny Narvarro

Proof and notice of meeting was verified by Jackson.

Reviewed and approved minutes of last meeting: Cook motioned to accept the previous minutes, Cybul seconded. Unanimous approval was given.

Old Business

- 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 (ongoing)
- Vote to reuse tennis court was rescinded and to be addressed by forming a review & recommendation committee of 3-5 people headed by Cook. Object is to review tennis court usage, possible improvements and consider alternative uses. Committee to report to the board by March 2, 2024 board meeting for consideration. OPEN
- Parking lot repaving delayed until walkway coating completed in early 2024. OPEN
- Walkway Coatings: Jackson contractor locked in at about \$225K plus engineering and concrete. Owner notifications to follow though start date delayed so contractor can complete current job elsewhere. Date slipped due to current large project by contractor to March'24. OPEN
- Landscaping is ongoing effort. Funding is limited. Truxaw & Hux supervises the effort. Truxaw tests for hardiness of plants and Hux assists and implements upgrades. Revisit layout after tennis court, paving and walkway painting. OPEN/ONGOING
- Pool warranty work complete except for drain clog which is to be addressed on Friday the 10th. North steps repaired related to normal wear & tear by local Handy Man. Repairs to tiles that have cracked because of settling issues will be addressed at this time as well. Supervision by Dave Hux. OPEN
- Truxaw indicates pool area shading would improve area by adding weighted tables & bases and additional umbrellas to support lounger use. General agreement it would be an improvement, but tabled due to budget constraints and to be reviewed in 2024 budget. OPEN
- Handicapped access discussion leads to possible quotes for secondary lift. Field got one from Otis Elevator who indicates a second unit can be constructed adjacent to stairwell tower to the parking lot level for \$160,000 excluding tower and electrical. Hux got estimate from current vendor upwards of \$200K for an outdoor lift from parking lot to first floor. Vendor fears how long it would last in our seaside climate. Field to get more elevator quotes and research USPS lift used in Big Canoe, GA. Due to Budget constraints this item is tabled. CLOSED
- Lack of use of cranes to replace A/C compressors on the roof creating safety hazard as well as potential for contamination as evidenced by 4th floor spill not able to be fully cleaned. First version requiring cranes repealed in favor of AAC notification and monitoring activity by the

board. One week notice requirement to change to three days or ASAP and add requirement for owner to ensure safe & clean removal. Board member to brief each contractor and check after completion. Special notice letter to owners to be sent by Field. Field to update and publish revised Rules & Regulation to the ownership. Use of construction bag will be implemented to insure no leaking of oil on walkways. OPEN

- Suggested that potential e-vehicle charging station be added. Hux to investigate and report results for 2024 budget discussions (this could be optional use of part of the tennis court area). CLOSED
- Damage of one unit (202) below another (401) research requested for liability ownership. Florida Condo Law SS 718.111 and OBC1 documents indicate everything within a unit from the sheetrock inward is the responsibility of the owner for maintenance including adequate insurance to cover damages to the owner's unit. Insurable Events (hurricane, flood) are covered by Association insurance. Owner responsibility includes damage caused by an event in an adjacent unit. Therefore, no changes in OBC1 documents are indicated at this time. CLOSED
- Office power uses Unit-106 electricity and is to be rewired to OBC1 Association power. After change, Unit-106 power to be monitored for three months and average difference to be determined for reimbursement since unit purchase. OPEN
- Water use notification in October to check for water leaks and begin annual notice in May as part of Board Meeting beginning in 2024. This is due to huge water usage and cost which is wholly borne by the Association using owner dues. OPEN
- Contracted with CRA Engineering to monitor and advise and structural repairs/modification and provide a project budget estimate to constrain contractor cost escalations. We passed our Mile Stone inspection and won't be required for 10 years. Paperwork is backlogged and certificate will be forth coming. We still need our Structural Integral Reserve Study completed and we won't know how much OBC1 will need in its reserves until this is completed. OPEN
- Investment CDs matured in July and rolled over at 5.2% for three months. In light of delay in Walkway project CDs have been rolled over again we continue to bank the interest. OPEN
- Budget overruns for water and electricity is of concern and to be monitored to ensure recent anomalies of maintenance and high summer usage forcing multiple backwashes per week is a short term problem. Cable agreement seems high and Kindra to attempt to reduce annual increase from 5%. Other high items to be monitored to control costs. Kindra finds out we are locked in for three more years before any adjustments can be made with Spectrum. OPEN
- E-Voting issue to be discussed at budget meeting to determine validity and budget for ongoing use. OPEN

New Business

- Much discussion of Budget proposed for 2024 insued. Dave DiGregorio volunteers to do a STUDY of insurance and also the cost of the laundry room.
- It is proposed to adjust the hours of the management position to 5 hrs a day, 25 hours a week, & returning to a 1099.

Motion to adjourn by Jackson; Cook seconded. Approved and adjourned at 11:40am.