

OBC1 May 6, 2023 Board Meeting Minutes

OBC1 Board Meeting Start: 12:30pm

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

Proof and notice of meeting was verified by Jackson.

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

Election of Officers: Hux motions keep same positions except Cook to replace Cybul as Treasurer. Field seconds and approved unanimously. Leaves Jackson as president, Truxaw as vice president, Kindra Cook as Treasurer and Harford Field as Secretary for the new fiscal year.

Set Quarterly Meeting Dates: August 5, 2023, November 4, 2023, March 2, 2024, May 4, 2024.

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- Vote to reuse tennis court was rescinded and to be addressed by forming a review & recommendation committee of 3-5 people headed by Cook.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 to start October 2023 at about \$225K plus engineering and concrete. Owner notifications to follow. Jackson also to seek an additional bid to validate the current 3-year old contractor pricing. OPEN
- Landscaping is ongoing effort. Funding is limited. Truxaw & Hux supervises as money made available. Need more funding for real upgrades with only \$5,000/year maintenance money. Revisit after tennis court, paving and walkway painting. ONGOING
- Pool rebuild warranty review end of March left some open items including resolving pipe plugged servicing the pool bottom drain line, possible skimmer reduction in flow rate, and area on northeast side where tile is separating from the concrete surface. Other miscellaneous items may also be included. Supervision by Dave Hux. Working the issue now into May-June. OPEN
- Truxaw pool area shading would improve area by adding weighted tables & bases and additional umbrellas to support lounge use. Umbrella anchor bases selected and waiting for delivery and testing. 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 to provide 1FL lift estimate, Field to get more elevator quotes and research USPS lift in Big Canoe. OPEN

- Capital gains on Unit-106 has been determined and taxes paid in the amount of \$24,000. CLOSED

New Business

- 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. That jeopardizes upcoming painting project. OSHA requirements dictate crane use and jeopardize our insurance, and potentially damage the roof or other structure. Truxaw motions and Hux seconds change in Rules & Regulations to require use of crane to remove and install compressors and unanimously approved. Field to update and publish revised Rules & Regulation to the ownership. OPEN
- Suggested by an owner to change door color to be lighter/reflective of light to lower heating issue but still compatible with association color scheme. Research needed on whether owner or board authority and then make decision accordingly by Jackson and confer with the ACC committee possibly leading to changes in Rules & Regulations. Decision in August meeting. OPEN
- Suggested that potential e-vehicle charging station be added. Hux to investigate and report results at the August meeting (this could be optional use of part of the tennis court area). OPEN
- Damage of one unit (202) below another (401) needs to be researched for liability ownership. Owner suggested changes to documents be evaluated in light of Florida statutes. Field to research statutes and related case law. Default is that each owner responsible for their own space and that owner of unit affecting another should work with the affected owner. OPEN

Motion to adjourn by Truxaw; Hux seconded. Approved and adjourned at 2:03pm.