

OBC1 August 6, 2022 Board Meeting Minutes

August 6, 2022 OBC1 Board Meeting Start: 10:00am called to order by Jackson.

Attendees: Jim Jackson, Christy Truxaw, Harvey Cybul, Harford Field, Danny Navarro, Kindra Cook, Dave Hux

Officers voted in were Jackson, President; Truxaw, Vice President; Cybul, Treasurer; Harford Field, Secretary. Dave Hux and Danny Navarro are board members at large. Hux in charge of all facilities maintenance. Truxaw to ask Kendra Cook about serving and training under Cybul for 2023 treasure position.

Review and approve minutes of last meeting. Navarro motioned to accept, Truxaw seconded. Unanimous approval to approve minutes as submitted.

Old Business

- Unit 219 & 202 sliders on order and to arrive early September for installation. OPEN
- 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
- Blue trim painting, walls, stairwells, etc., except walkways for \$30.5K. Due diligence regarding contractors and paint (warranty and UV protection) used to ensure longer lasting than last coats. Start as early 9/6 completed by November. Hux motion to begin, Navarro seconded. Unanimously approved.
- Painting street address on tower: Signage decided is best option. Truxaw to have sign created.
- Pool chairs replacement completed. Lounge chair cushions to be replace rather than the entire lounge. Truxaw to pursue with supplier. OPEN
- Pool deterioration continues. Delay repairs until Unit-106 sold. OPEN
- Parking lot paving delayed until resolution of tennis court reuse. OPEN
- Unit-106 offer given and accepted by OBC1 board for \$320K in July, but no response as of 6/6/2022. Still on the market pending acceptance of our acceptance of verbal offer or new offer at \$325K. OPEN
- SBA Loan: Back making payments per required laws and is in good standing. CLOSED
- Walkway Coatings: Jackson suggests locking in contractor for Aug-Sep 2023 application with firm date TBD. Needs to be done at lowest period of occupancy. OPEN
- CHRISTY: Landscaping is ongoing effort. Funding is limited and some delays pending Unit-106 sale. OPEN
- HARVEY: Reviewed books and only one question regarding a \$1,600 variance to be discussed with Doolittle. Looks like increase in dues may be required in 2023. OPEN
- To inspect Unit-207 complaint about patio walls and report ASAP. Group investigation revealed blemishes are part of construction and drain ports. Nothing to be done. ITEM CLOSED.

New Business

- Tennis court deterioration calls for repairs or reuse determination. For now, Hux to have rusted out fence removed and opts for reuse rather than repair. Any resurfacing (including parking lot) delayed pending resolution. Ideas are requested by owners and board about creating multiuse functions, parking expansion, bocce ball court and/or handicapped ramp from parking lot. Input to be discussed at November (4th quarter) meeting.
- Cook & Navarro requests 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).
- Jackson to seek out engineering advice for Florida condo law revisions requiring structural engineering review and discuss with insurance agent about requirements to ensure we satisfy them, as well.

Motion to adjourn by Truxaw; Cook seconded. Approved and adjourned at 11:08am.