

OBC1 November 19, 2022 Board Meeting Minutes

November 19, 2022 OBC1 Board Meeting Start: 10:00am called to order by Jackson.

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

Proof and notice of meeting was verified by Jackson.

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

Old Business

- Unit-106 sold August 25, 2022 for \$315,000. Unit bought by Brian and Paula Schnell.
- Unit 219 & 202 sliders on order and to arrive early September for installation. Delayed to December 12. 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
- Painting of building complete including blue accent panels. Balconies and walkways to be painted with special coating 2023. CLOSED
- Painting street address on tower: Signage decided is best option. Truxaw to have sign created. Sign put up. CLOSED
- Pool chairs replacement completed. Lounge chair cushions to be replace rather than the entire lounger. Truxaw to pursue with supplier. Replaced cushions. CLOSED
- Pool deterioration continues. Delay repairs until Unit-106 sold. Contractor to begin 12/16 and take 4-6 weeks to complete restoration and repairs. OPEN
- 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 with firm date TBD. Needs to be done at lowest period of occupancy. OPEN
- Landscaping is ongoing effort. Funding is limited. Truxaw & Hux supervises as money made available. Some scheduled Oleander plantings delayed due to hurricane damage & clean-up. 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. CLOSED (see Budget Item under 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 and Owner vote required in May 2023. OPEN

- 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). Hux to use Jim Smith contact, research if ballasts available, seek out look-alike replacements, and perhaps initiate discussion for estimate on mass replacement. OPEN
- 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. CLOSED
- Recycle bins to be relabeled per City of Flagler Beach program 11/21/23. Field to send out flyer and instructions per Cook and City to Owners. CLOSED

New Business

- Budget: 2023 budget proposal submitted by Cybul. Budget B with \$40 increase motioned by Hux, seconded by Cybul, and unanimously approved. \$600 per month with one specified exception for Unit-216 @ \$574/month.
- 2022-23 federal loan payments suspended due to Covid-19 legislation and executive orders. Board placed payments into the general fund to utilize for general operating expenses. Loan payments resumed in April 2023.
- Adams Engineering tapped for future structural inspection in 2023-24 required by new Florida condo laws.
- Powerwashing for \$2,000 twice per year to maintain look and feel as well as protect against deterioration. Hux motioned to proceed for 2023, Cook seconded, approved unanimously.
- Water damage from the two hurricanes driving winds notified/observed and reported. Hux addressed what he could, but most water intrusion from hurricanes cannot be fully prevented. The board will monitor normal rains and watch for recurring leaks for next several months during off-hurricane season and address as needed.
- Financial audit and reserve audit will be required under new condo law. Cybul to investigate requirements and when required reporting to the board findings and discussion in 1Q23 board meeting.

Motion to adjourn by Hux; Cybul seconded. Approved and adjourned at 11:26am.