

OBC1 April 30 (2nd Qrtly) 2022 Board Meeting Minutes

March 5, 2022 OBC1 Board Meeting called to order: 12.00am

Attendees: Jim Jackson, Christy Truxaw, Dave Hux, Harford Field, Harvey Cybil.

Notice of the meeting verified. Motion made to accept minutes of the August board meeting: Cybul motioned, Truxaw seconded; passed unanimously.

Old Business

- Unit-106: Put on the market initially at some \$369K, no serious offers so suggestion by realtor to reduce to \$329K. Agreement to see if staging the unit with furnishings to help appeal. New realtor begins marketing in May using virtual staging and active sales plan. Proceeds to be into capital reserves if sold and determine later what to do based upon critical unfunded needs of the Association as determined by the Board. OPEN
- A discussion of two units that are behind in monthly maintenance fees and/or special assessments ensued. Discussed options to recover those funds. One unit one month in arrears now, some owners have not changed payment from \$500/month to \$560/mo. Notice from Dave Doolittle to remind everyone of the new rate effective 1/1/2022. Smith to follow-up to ensure correct payments are made through Dave Doolittle. As of April 30, all collections made and issue CLOSED.
- Walkway Coatings: Plan is fall of 2022 after full details and final quote by September 2022. Need to expand project to balconies, stairwells and upper walkways to prevent concrete and rebar deterioration thus saving maintenance cost but needs quotation to add to cost or do as separate project. Discussed if sale delay hurts schedule. Decision was to table until April 30 meeting to go ahead with special assessment or await sale of Unit-106. OPEN UNTIL FALL 2022 (or unit-106 sale).
- Truxaw planted various plants donated and they seem to be flourishing. Phase two implementation by Christy Truxaw and Dave Hux. Cedars along parking lot walls on north & south side were cut down and replaced with oleander plants that will fill horizontally and grow about four feet high concealing the fences. CLOSED
- \$151,106.00 in account from special assessment as of March 1. Reallocation to reserve funds at the end of the year rather than now according to Doolittle. March meeting to discuss balances and reserve amounts adjustments as well as planned use where actions are due in 2022. To press Doolittle to show balances after @220K applied. Special Assessment collected and re-allocated to budget and reserves. Cybul to discuss with Doolittle and report for next meeting. OPEN
- Hux got two quotes \$2.8K an \$3K to replace tennis court retaining wall corners which has been repaired. 219 & 202 also need concrete work under sliders and new sliders due to leaks and repair delayed due to contractor lead times. OPEN

- Next phase of elevator electronics upgrade determined and planned at \$64K planned in early 2022 pending sale of Unit-106 to provide funding needed. OPEN
- Painting information acquired and to be scheduled including the sea wall pending sale of Unit-106 expected to provide the funding needed. OPEN
- 219 & 202 also need concrete work under sliders and new sliders due to leaks. Propose all done together by Hux. OPEN
- Hux proposes fee for renter's water usage. Amenities fee of \$50 per rental agreement based upon other organizations' charges. Some agreement but discussion with legal advisor called for which Jackson, Hux to check with Christin about number of actual renters. Revisit in April 30 meeting. Legal advice against such fees as potentially illegal under Florida law. CLOSED
- Hux opined that several owners are not aware of the slider program including why there is cost-sharing for upper floor units but not ground floor. It was suggested he and others review the document explaining this special program at our web site (oceanbeachclubone.com) under AAC Guidelines heading labelled "Project to Restore Leaking Sliders." Hux argues ground floor units be included. Further discussion planned at Owners Meeting and subsequent board meeting April 30, 2022. After discussion and clarifying the program to all owners and posted on OBC1 web site, it was agreed that the issue is closed. CLOSED
- Painting of OBC1 street address on elevator tower to help prevent delivery and emergency services errors. Dick Truxaw to perform the work for the association. Changed to attached sign for OBC1 address and sign is in production; Hux will mount. OPEN
- Pool chairs delivered and placed. Attempted to resell old chairs now stored in Club Room. Adding lounger replacement cost estimates for next meeting by Truxaw. OPEN
- Siding on inside of condo buildings is fading and needs repainting as does the seawall. Hux to get quotes and place on his schedule for fall due to less foot traffic. Cost of paint for seawall \$3,750 and blue trim \$2,250. Cybul to look at budget options for decision next board meeting. OPEN
- Smith suggested motion-activated solar floods on the north & south common areas to improve security and safety. Hux to investigate with city and costs, but expect similar to solar-powered lights now at grill stations mounted on exterior of stairwell towers using motion-sensing for activation. New lights approved and installed by Hux. CLOSED

NEW BUSINESS

- Parking lot repaving required and cost of \$36K was quoted. Tennis court costs \$18.5K to resurface including repainting surface markings. Cybul to review and advise budget.
- Tennis court fencing needs replacing at cost \$15K. Budget review and report by Cybul next meeting.
- Potential emergency phone at pool discussed and nixed since so many cell phones exist.
- Pool perimeter cap needs repair or replacement. Hux looking at non-slip tile options. Pool coating resurfacing needs to be addressed soon. Main drain valve replaced when coating applied and use tanker truck to save and refill with water. Delayed action until unit-106 sales.

Hux to look at pool coatings and report cost estimates and product recommendation next meeting.

- New quarterly meeting dates: August 6; November 19; March 4 2023; May 6 2023 Annual Owners Meeting and quarterly board meeting set.

Motion to adjourn by Cybul; seconded by Dave Hux. Carried and adjourned at 12:49 am.

Recorded by Harford Field, OBC1 Board Secretary