

OBC1 August 24, 2024 Board Meeting Minutes

OBC1 Board Meeting called to order: 10:06am

Attendees: Jim Jackson, Harvey Cybul (phone), Christy Truxaw, David Hux, Harford Field, Bryan Schnell, Kindra Cook

Proof of notice of meeting was verified by Jackson.

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

Old Business

- Some elevator electronics still to be replaced at a later date as an upgrade based upon funds availability. OPEN
- Cook to head a review & recommendation committee of 3-5 people to look at options to use the tennis court area. Meetings to be set to explore potential reuse. OPEN
- Parking lot repaving delayed until walkway coating completed in late 2024 to lessen damage. OPEN
- Walkway Coatings: Repairs and new coatings application continues with some \$208,000 of the primary contract spent so far through July plus an additional \$77,000 on discovered problems with concrete and rebar revealed when stripping the old coatings. Work likely to continue through October. OPEN
- Landscaping is ongoing effort. Funding is limited. Truxaw & Schnell supervises the effort. Most activity tabled until after tennis court, paving and walkway painting. OPEN/ONGOING
- Truxaw indicates pool area shading would improve area by adding weighted tables & bases and additional umbrellas to support lounge use. General agreement it would be an improvement but tabled due to budget constraints and to be reviewed in 2025 budget. OPEN
- Office power now wired to Association power and Unit-106 owner has calculated cost reimbursement for electricity charged to his unit to be \$291. Board agreed to make payment as soon as finalized spreadsheet is provided by owner for OBC1 records and payment execution. OPEN
- We still need our Structural Integral Reserve Study (SIRS) completed and we won't know how much OBC1 will need in its reserves until this is completed after walkway restoration. SIRS expected late in 2024. OPEN
- Construction of trash bin enclosure completed as required by City of Flagler Beach. Both bins located together at south end of the parking lot in a new enclosure. A marked door provides access to dispose of bagged garbage and other allowed items for disposal with large double doors for garbage truck access. CLOSED
- Leakage of water into Unit-205 has reoccurred after gutter replacement appeared to have fixed previous leaks. Likely coming from some part of Unit-402. Unit-213 having similar issues. Testing indicates Unit-205 slider leaks. New slider ordered and due October 2024. OPEN
- New property manager search suspended. Dick Truxaw to continue in the role through 2024 and likely will enter into a contract for all of 2025. Those renting and using agents should ensure renters go to agent or person renting the unit for any problems. CLOSED
- Pool hours to be changed to 10am to 10pm effective immediately to allow for proper daily cleaning. Rules & Regulations updated and published accordingly. Signage to be updated. CLOSED

New Business

- Mailboxes have been replaced by the USPS. Unit numbers will not be applied on the outside of individual boxes, but each unit's box is in the identical location as before. EXAMPLE: Unit-104 is far left and four boxes down in the same location as previously.
- Some rentals have been observed to rent unit for less than seven days which violates both city of Flagler Beach ordinances and OBC1 governing documents and puts the Association in legal jeopardy affecting all owners. It was observed on some rental websites that the 7-day minimum was not being displayed. Anyone using sites such as VRBO must indicate the seven-night minimum rental period. Anyone observing these violations should report it to the president of OBC1.

Motion to adjourn by Truxaw; Cook seconded. Approved unanimously and adjourned at 11:05 AM.