

OBC1 March 2022 Board Meeting Minutes

March 5, 2022 OBC1 Board Meeting called to order: 10:00am

Attendees: Jim Jackson, Christy Truxaw, Jim Smith, Dave Hux, Harford Field (via phone), Harvey Cybil (via phone), Danny Navarro (via phone)

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

Old Business

- Voting online for ElectionRunner approved unanimously. Set up and send out with Annual Meeting Notice. CLOSED
- 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. Put into capital reserves if sold and determine later what to do. OPEN
- A discussion of two units that are behind in monthly maintenance fees and/or special assessments ensued. Discussed options to recover those funds. Jackson to investigate. 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 Doolittle. OPEN
- 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 in discussions delayed by Gospel Gardens demise. Designer who was with Gospel Gardens wants to work with us in independent capacity. Cedars along parking lot walls on north & south side to be cut down but not uprooted and new shrubbery to be installed over time pending scheduled funding. Cedars cut away along fences on both sides. Some new plantings embedded that flower seasonally (oleander). OPEN
- \$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. OPEN
- Hux got two quotes \$2.8K and \$3K to replace tennis court retaining wall corners. Jackson wants to delay effort until after January 1, 2022 and new budget assessed. Smith to advise in January via email for approval to move forward or not. 219 & 202 also need concrete work under sliders and new sliders due to leaks. Propose all done together by Hux. 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

NEW BUSINESS

- 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. OPEN
- 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.
- Painting of OBC1 address on elevator tower to help prevent delivery and emergency services errors. Dick Truxaw to perform the work for the association.
- Pool chairs on order delayed due to supply chain issues. Hope to deliver by end of March. Truxaw to follow-up. 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.
- Smith suggests 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.

Motion to adjourn by Jim Smith; seconded by Dave Hux. Adjourned at 11:44 am.

Recorded by Harford Field, OBC1 Board Secretary