

OBC1 Owners Meeting: April 30, 2022

Meeting called to order Jackson 10:03am.

Board members in attendance: Jackson, Truxaw, Field, Cybul and Hux. Board members absent: Smith, Navarro.

Notice of Owners Meeting submitted by James Jackson.

Minutes from last meeting to be accepted without change? No. Truxaw motions to approve, Cybul seconded, unanimously approved.

Proxy questions 1 and 2: Waiving Reserves requirement passed 33-1; Rollover of reserves passed 34-0.

Election: No new candidates and one (Smith) resigned. Three due election (Cybul, Navarro, Jackson) and all overwhelmingly re-elected to the board, so six serving at this time.

Reports of Officers:

President-Jackson:

Water Main:

Rerouting water main for the south side half of the complex is complete. Water main currently runs under unit 104. Project completed and pipes concealed inside and outdoors for aesthetic and safety purposes rerouted through the Club Room bypassing deteriorated piping under Unit-104.

Renovating Unit 106:

Renovations completed and put up for sale in November 2022. Some activity, but not a lot. New realtor contract set in April 2022 activating in late May at asking price of \$349,900.00.

Coating Project:

The coating project consisted of coating six penthouse patios, plus the patios of units 207 and 216, any concrete work associated with that project as well as leveling low spots, and Engineering costs. Three bids were received ranging from \$86,690 to \$261,000. R & J Coatings was the low bid. The bid was for the base cost plus concrete work and leveling. It was also found that the six mansards had to be rebuilt. The total for the project: \$112,834 including concrete work and the mansards. \$4,500 for Engineering

\$12,536 for additional concrete work not associated with the coating project. Total: \$129,870. Still on hold pending sale of Unit-106.

Adding an ADA approved restroom in the storage area of the laundry room:

Completed development of the restroom in the laundry room. Some Spring Break trashing of the room noted. Discussion regarding security measures by putting in combination lock for owners only on the bathroom door. Agreement to add combo lock by unanimous vote. Notice to owners will be issued after combo lock installation.

Jim Jackson and Dave Hux coordinated fire alarm system upgrades with professional fire detection systems company with approval of Fire Marshal.

Treasurers Report: Cybul providing for Smith

Net assets value of OBC1 is \$590K+. Special assessment minus patio resurfacing left about \$34,000 for other urgent needs. Bathroom building code changes increased cost by more than \$10,000.

Club Room refurbishment incurred cost overruns including A/C replacement. #106 improvements exceeded \$12,000. Elevator emergency cost unexpected repair expenses from FBFD rescue actions costing more than \$8,600. Water pipe replacement also was unplanned expense. Also some leak repairs, including 401 slider leaks. Total overages for 2021/special assessment is over \$7,000. Budget overall OK now but slowly recovering.

Old Business: 6.1.21: 1-6

6.1.21:1 Paula Unit #207 brings up a concern of concrete wall. Inspection revealed that original construction design some oddities and requirement for roof drains, thus no issue. CLOSED

6.1.21:2 The main water pipe breakage will be replaced on May 17th. Completed including sidewalk repairs and painting. CLOSED

6.1.21:3 Tennis Court Wall is starting to shift. Also check drainage seems to be plugged. Retaining wall repaired and drainage addressed. CLOSED

6.1.21:4 Laundry Room credit card/coins still being addressed with CSC Service Works. All corrections and issues resolved and all working well. Note that before reading the square codes to initiate payment and start of laundry machines, make all setting changes to the machine.

6.1.21:5 Building Maintenance issues and discovered & continuing: Jackson reports getting a quote from R&J Coating & Waterproofing for an estimate to seal and coat OBC1 walkways in order to maintain the integrity of the building. The proposal was for all the walkways on the north, west and south wings, up to the stairway tower landing, but not the stairs. It also didn't include the balconies of the townhouse units or the end units, two different types of product could be used. **1ST TYPE:** BASF 4 day drying/cure time at a price of \$91,000. Which results in 'NO ACCESS' to Condo Units during the 4 day cure time. **2ND TYPE:** Mira Coat 8hr drying/ cure time at a price of \$112,000. Addressed elsewhere so a duplicate. CLOSED

6.1.21:6 Owner brings up concern of Walkover and Dune restoration process. Dunes maintained by government entities. Hux to watch for unnatural erosion or littering making notifications as needed. CLOSED.

New Business

Kendra Cook possible volunteer for open board position agreed to by the board if she agrees. Preference is to train under Cybul for a year as potential future Treasurer. Truxaw to reach out to Kendra and report.

Discussion to possibly go from seven board members to five in 2023. Legal review and other advice to be sought. Reason is hard to get members and association very small (42 units) and does not require a large board.

Reserve Assets Study proposed which is recommended and generally agreed to. Dave Hux to take lead to review possible candidates and discuss with Doolittle (assoc. acct.)

Pool area maintenance needs to be addressed including: loungers, pool perimeter cap degrading (non-slip tiles recommended), pool lining deterioration. Loungers issue addressed by Truxaw; Hux looking into pool repairs.

Motion to adjourn: Truxaw; seconded by Cybul. All agree.

Adjournment at 11:30am.

Respectfully Submitted by Harford
Field
Secretary OBC1