

OBC1 November 23, 2024 Board Meeting Minutes

OBC1 Board Meeting called to order: 10:01 am

Attendees: Jim Jackson, Harvey Cybul, David Hux, Harford Field (zoom), Bryan Schnell

Proof of notice of meeting was verified by Jim Jackson.

Reviewed and approved minutes of last meeting: Hux moved to accept as written. Cybul Seconded.

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 complete. \$121,400 repairs; coating \$237,000, \$10,000 mobilization fee. CLOSED
- 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. Bryan has completed documentation. Jackson/Truxaw to review and have Doolittle cut a check to Schnell. CLOSED
- 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 and engineer retained but recent hurricane delayed action. Try to complete by year-end. Contracted engineer meets code requirements. OPEN
- Mailboxes have been replaced by the USPS.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. CLOSED
- 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. 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. All repairs completed except slider replacement. OPEN

New Business

- Schnell proposed 2025 budget:
 - Increased cash forward fund for cash needs from time to time.

- Remove rat boxes until need seen again. Cybul prosed that be done. Hux seconded. All agree.
 - Doolittle fees increased \$300 for 2025.
 - Maintenance cost remain (R. Truxaw performing)
 - Insurance increases expected so budgeted accordingly and usually paid mid-year.
 - Water & sewer not expected to rise in 2025 but usage might so slightly
 - Flood insurance not been ever used. Is it necessary? Schnell to get policy and provide to board members for review. To be discussed in next quarterly meeting.
 - Some liability insurance riders may not be needed based upon actual events and probability. To be reviewed and discussed at the next meeting. Filed to check condo law requirements.
 - Cybul motioned; Hux seconded. Unanimously approved 2025 budget
 - The budget report for current year-to-date along with approved 2025 budget to be submitted to owners along with meeting minutes.
- Jackson Storm Update: As was mentioned previously, the Mansard roof on unit 401 was heavily damaged as a result of Hurricane Milton. Additionally, this has resulted in rainwater leaking into unit 401 and also down into the units below. One of the contractors removed the loose material from the roof of 401, and sealed the areas that appeared to be leaking. We're still waiting on feedback from the insurance company, as well as bids from the contractors. We'll keep you informed as things progress.

Motion to adjourn by Hux; Schnell seconded. Approved unanimously and adjourned at 10:49 AM.

Minutes recorded and submitted by Harford Field, OBC1 board Secretary, November 27, 2024