

OBC1 March 1, 2025, Board Meeting Minutes

OBC1 Board Meeting called to order: 10am

Attendees: Jim Jackson, Christy Truxaw, Harford Field (via Zoom), Kindra Cook (via Zoom), Bryan Schnell

Proof of notice of meeting was verified by Jim Jackson.

Reviewed and approved minutes of last meeting: Truxaw moved to accept as written. Brian 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. Nothing to date without funds. OPEN
- Parking lot repaving delayed until walkway coating completed in late 2024 to lessen damage. Now delayed until SIRS study completed to determine funds available. Also until storm damage completed. OPEN
- Landscaping is ongoing effort. Funding is limited. Truxaw & Schnell supervises the effort. Most activity tabled until after tennis court, paving and building roof repairs completed. OPEN/ONGOING
- Truxaw indicates pool area shading would improve area by adding weighted tables & bases and additional umbrellas to support lounger use. General agreement it would be an improvement but tabled due to budget constraints. Possible to move some tables by postal boxes to supplement current seating. 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 and engineer retained but recent hurricane delayed action. Try to complete by year-end. Contracted engineer meets code requirements. OPEN
- 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
- Schnell proposed 2025 budget: CLOSED
 - 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.

New Business

- Jackson Storm Update: Contract with R&K to initiate work including drawings and permits taking at least 4-6 weeks. Removing entre mansard above Unit-401. Soffits and fascia replacement to also be done. The estimated work time is some 30 days. Nothing from insurance company (Frontline) recently with 3% deductible liability. We are still waiting for any update and considering use of legal counsel to move forward.
- Consideration of transition to five-member board: We unanimously agreed that it would be more efficient that a seven-member board having only 42 apartments to manage on a single property. Current By-Laws sets the number of Directors to Seven (7) and would require a vote of 75% of current board members and 75% of the Owners to approve changing from Seven (7) to Five (5) according to research by Harford Field. Tabled for discussion at the next board meeting and perhaps a topic for the Owners meeting to gauge support for change.
- Annual meeting preparation: no resolutions for voting, only election of board members. Request for candidates to be sent out plus 1st & 2nd notices as required. Jim Jackson is retiring from the board effective May 3, 2025.
- CSC who leases the laundry room to OBC1 has agreed to replace two faulty dryers and two faulty washers, likely in the next 60 days after contact by the board. Also, contract ends summer of 2026 so Schnell to lead effort in early 2026 to rework contract or find alternate sources toward reducing our continually escalating annual costs.
- Unit-219 is experiencing drain back up and slow draining especially from toilets. Others (such as 217) are experiencing similar slow draining. Board determined that Truxaw will engage a plumber to scope out the drains to confirm whether OBC1 drain infrastructure is at fault or whether issues for individual units.
- 10-year agreement for Spectrum TV & internet services ends in 2027 so Schnell to lead effort in 2026 to rework contract or find alternate sources toward reducing our continually escalating annual costs.

Motion to adjourn by Truxaw; Schnell seconded. Approved unanimously and adjourned at 11:07am

Minutes recorded and submitted by Harford Field, OBC1 board Secretary,