

OBC1 March 2, 2024 Board Meeting Minutes

OBC1 Board Meeting called to order: 1:00pm

Attendees: Jim Jackson, Harvey Cybul, Christy Truxaw, Danny Navarro, David Hux, Harford Field

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

- Elevator repairs by phase still to be done. Hydraulic reservoir replacement and electronics controls planned, but with no recent problems, decision is to delay work until later or failures forces us to do it. OPEN
- Vote to reuse tennis court was rescinded and to be addressed by forming a review & recommendation committee of 3-5 people headed by Cook. Object is to review tennis court usage, possible improvements and consider alternative uses. Tabled until elevator issue resolved. OPEN
- Parking lot repaving delayed until walkway coating completed in early 2024. OPEN
- Walkway Coatings: Jackson contractor locked in at about \$225K plus engineering and concrete. Owner notifications to follow though start date delayed so contractor can complete current job elsewhere. Date slipped due to current large project by contractor to March'24. OPEN
- Landscaping is ongoing effort. Funding is limited. Truxaw & Hux supervises the effort. Truxaw tests for hardness of plants and Hux assists and implements upgrades. Most activity tabled until after tennis court, paving and walkway painting, especially now that elevator problems must first be addressed. OPEN/ONGOING
- Pool repairs including north entrance steps complete. Water flow testing show continued good flows and no leaks have been detected including loss of water measurements. CLOSED
- 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
- Rules & Regulations updated to indicate revised requirements for rooftop A/C heat exchanger by service companies. Three days or ASAP required by owner to board or property manager to ensure safe & clean removal by the service company to include bagging procedure. Board member or property manager to brief each contractor and check after completion. Special notice letter sent by Field. Use of construction bag will be implemented to insure no leaking of oil on walkways. CLOSED

- Office power now wired to Association power and Unit-106 owner tabulating estimated usage over past months for submission for reimbursement by the board. OPEN
- Water use notification in October to check for water leaks and begin annual notice in May as part of Board Meeting beginning in 2024. This is due to huge water usage and cost which is wholly borne by the Association using owner dues. Notices now in all rental units and rental realtors are aware. CLOSED
- CRA Engineering has issued our Phase I Inspection Milestone certificate which is posted on our website. We won't be required another inspection for 10 years. 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. SIRS expected late in 2024. OPEN
- Investment CDs require regular monitoring and relegated to authority of Treasurer and OBC1 financial advisor to adjust as needed for OBC1 operations. CLOSED
- Budget overruns requires ongoing monitoring of usage seeking ways to minimize in light of recent and continuous cost increases by utilities. Cable agreement to last three more years as art of 10-year agreement so annual cost increases fixed until that contract renegotiation. CLOSED
- E-Voting using third-party service will be terminated until further notice due to cost and that 42 owners are a small group to manage. We will use email for voting requirements except for those who require hardcopy mailing as indicated previously and according to Florida Condo Law. Secretary shall implement the email voting process with board approval overseen by OBC1 President. CLOSED
- Dave DiGregorio performed an analysis of the cost of the laundry room operations which resulted in our recent increase to ensure we at least break even. Insurance review indicated little can be done under current Florida law but at least one of our carriers is repealing a planned increase. CLOSED
- Hoursofthemanagementposition reduced to5 hrs.a day, 25hoursaweek, & returningto a1099. CLOSED

New Business

- City of Flagler Beach enforcing requirement to enclose dumpsters and bins. Board is negotiating with the city to optimize our requirements and minimize costs. Current plan is to return recycle bins since they are not recycling and have no timeline to implementing recycling at this time. Also, a single enclosure on the south side of the parking lot is being discussed as having two enclosures is extremely costly. OPEN
- Elevator has been shut down due to in-ground leakage of hydraulic fluid which will likely require removing the piston beneath the cab and putting in a new insert to prevent fluid loss. Initial cost estimate is \$59,803.00 by our service company. Other options are being explored including possibly putting in a new elevator since this repair cost and already planned upgrades/repairs exposes us to about \$100,000 and is a substantial portion of expected replacement costs. OPEN
- Leakage of water into Unit-205 has reoccurred after gutter replacement appeared to have fixed previous leaks. New testing will be overseen by Dave Hux and if needed a specialist in tracing leaks will be brought in. OPEN
- New property manager search continues but Dick Truxaw has completed pool service school and will temporarily assume maintenance duties. Owners are urged to contact someone on the board for any problems. Those renting and using agents should ensure renters go to agent or person renting the unit for any problems. OPEN

Motion to adjourn by Hux; Truxaw seconded. Approved and adjourned at 2:14pm.