

OBC1 May 3, 2025, Board Meeting Minutes

OBC1 Board Meeting called to order: 11:47am

Attendees: Christy Truxaw, Harford Field, Dave Hux, Harvey Cybul, Brian Schnell

Proof of notice of meeting was verified by Christy Truxaw

Election of Officers: Christy Truxaw as president; Dave Hux as vice president; Brian Schnell remains Treasurer and Harford Field remains as Secretary.

Quarterly Meeting Schedule for coming fiscal year: August 4, 2025, Budget Meeting November 10, 2025, March 2, 2026, and May 2, 2026; Annual Owners Meeting also May 2, 2026 in Club Room at 1000 hours

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

Old Business

- Some elevator electronics still to be replaced at a later date as an upgrade based upon funds availability. Approximately \$65,000 for electronics. 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. **Board tabling this idea until better time and available funds given our high-cost immediate projects. TABLED**
- Parking lot repaving delayed until storm damage completed and construction materials gone. OPEN
- Landscaping is ongoing effort. Funding is limited. Truxaw & Schnell supervise 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. **SIRS Completed with good report. 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 and sliders replaced. CLOSED**
- **Schnell proposed 2025 budget accepted and approved unanimously. CLOSED**

New Business

- Jackson Storm Update: Contract with R&K to initiate work including drawings and permits taking at least 4-6 weeks. Removing entire mansard above Unit-401. Soffits and fascia replacement to also be done. The estimated work time in mid-May. Nothing from Frontline insurance company recently with 3% deductible liability plus our deductible insurance policy with Lloyds of London. We are still waiting for any update and issuing letter from legal counsel to move forward including litigation if necessary. OPEN
- Consideration of transition to five-member board: We unanimously agreed that it would be more efficient than 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. Decided at current board meeting to keep seven and ask for volunteer to serve open position since super majority required to change By-Laws. **CLOSED**

- 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. **CLOSED**
- CSC who leases the laundry room from OBC1 has agreed to replace two faulty dryers and two faulty washers, likely in the next 60 days after contact by the board. This was completed end of April. Also, contract ends June of 2026 so Schnell and Field to lead effort in early 2026 to rework contract or find alternate sources toward reducing our continually escalating annual costs. Need to negotiate new pricing. **OPEN**
- 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. **Results: camera run down 219 with no obstructions noted; Board recommends to all owners toilet paper only be flushed as old system can snag. Monitor for future problem.** **CLOSED**
- 10-year agreement for Spectrum TV & internet services ends in 2027 so Schnell & Field to lead effort in 2026 to rework contract or find alternate sources toward reducing our continually escalating annual costs. **OPEN**
- Tabled reuse of tennis court means minimal maintenance required to preserve amenity. To be addressed in November 2025 budget meeting. **OPEN**
- Presentation from private adjuster (Samer Salama, Lic# W919894, Trust Public Adjusting Group). Contingency-based expect \$5,000-10,000 as cost or estimated 20% of new funds acquired from Frontline. Will hire a structural engineer. Would be parallel to any legal action and costs. Board review agreement that wait for response from Frontline by our lawyer. **OPEN**

Motion to adjourn by Truxaw; Schnell seconded. Approved unanimously and adjourned at 1:21pm

Minutes recorded and submitted by Harford Field, OBC1 board Secretary