

OBC1 May 4, 2024 Board Meeting Minutes

OBC1 Board Meeting called to order: 11:01am

Attendees: Jim Jackson, Harvey Cybul, Christy Truxaw, 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.

Election of Officers: President-Jackson; VP-Truxaw; Treasurer- Bryan Schnell; Secretary-Field

Meeting Dates for 2024-25 Board: 8/24/2024; 11/16/2024-Budget; 3/1/2025; and 5/3/2025

Old Business

- Elevator repairs by phase still to be done. Hydraulic reservoir replacement and some electronics controls replaced/repaired required after failure. Some electronics still to be replaced at a later date as an upgrade. 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- Vote to reuse tennis court was rescinded and to be addressed by forming a review & recommendation committee of 3-5 people headed by Cook. Meetings to be set to explore potential. OPEN
- Parking lot repaving delayed until walkway coating completed in early 2024 to lessen damage. OPEN
- Walkway Coatings: Jackson contractor locked in at about \$247K plus engineering and concrete expenses expected to be at least \$40,000. Owner notifications to follow though start date now May 13th. OPEN
- Landscaping is ongoing effort. Funding is limited. Truxaw & Schnell supervises the effort. Most activity tabled until after tennis court, paving and walkway painting, especially now that elevator problems must first be addressed. 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 and to be reviewed in 2025 budget. OPEN
- Office power now wired to Association power and Unit-106 owner tabulating estimated usage over past months for submission for reimbursement by the board. Awaiting tabulation from owner. OPEN
- Water use notification twice a year (May & October) to owners as part of quarterly notice. 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 . OPEN
- City of Flagler Beach enforcing requirement to enclose dumpsters and bins. Board is negotiating with the city to optimize our requirements and minimize costs. City has no specification and so we are working with them to find acceptable, cost-effective solution. OPEN
- Elevator had been shut down due to in-ground leakage of hydraulic fluid from the piston beneath the cab and putting in a new insert to prevent fluid loss. Work completed and then some electronics replaced at about \$60,000.00. Elevator restored and passed inspection and operating as of May 2, 2024. 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. Unit-213 having similar issues. New testing will be needed from a

specialist in tracing leaks will be brought in. Hux provided contact information for specialist to be followed up with by Jim Jackson. OPEN

- New property manager search continues. Dick Truxaw to continue through at least summer until after major projects complete. Search suspended until September. Those renting and using agents should ensure renters go to agent or person renting the unit for any problems. OPEN

New Business

- Pool hours to be changed to 10am to 10pm effective immediately to allow for proper daily cleaning. Rules & Regulations plus signage to be updated. Broadcast to Owners.

Motion to adjourn by Hux; Truxaw seconded. Approved and adjourned at 11:48pm.