

OBC1 August 4, 2025, Board Meeting Minutes

OBC1 Board Meeting called to order: 10:00am

Attendees: Christy Truxaw, Harford Field (Zoom), Dave Hux, Harvey Cybul (Zoom), Brian Schnell, Kindra Cook, Frank Suarez

Proof of notice of meeting was verified and posted on OBC1 website July 21, 2025

Reviewed and approved minutes of last meeting: Truxaw moved to accept as written. Hux 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
- Roof repairs completed except for a few punch list items including Unit-301 which will be addressed in September. Some 401 repairs are still pending. R&K damage repair work to be done including one wall. Itemized list maintained. OPEN
- Parking lot repaving delayed until storm damage completed, and construction materials gone. Intend to perform in fall low season pending verification of available funds and acquiring funds. OPEN
- 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. Possible to move some tables by postal boxes to supplement current seating. OPEN
- 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
- 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
- Frontline Insurance holding to awarded funds but we are legally protesting. Lloyd's of London totally silent and we are to address with new letter following up with Florida Insurance Commission. OPEN
- Financial examination to ensure sufficient reserve funds available January 2026 as required by new Florida condo laws.

New Business

- Elevator Motor recently burned out and will need replacement which was ordered and due shortly.
- Pavers repair by shower by front gate needed to stop erosion. Dick Truxaw to address what needs to be done.
- Website needs updated to allow video storage, password protected pages for certain information and other requirements under new Florida Condo Law updated 2024. Plans are to implement in 2026 and likely a year-long process. New budget for new site to be developed.

- Donations for pool equipment and landscaping has \$600 left for additional work. Some rock around pool and some pavers planned with remaining funds.
- Walkways need more frequent power-washing and general cleaning of cobwebs, etc.
- Spectrum audit finding some routers and such in some units that were not be billed. Field to put out notice about Spectrum package and what's included with helpful hints. Also Schnell to contact Spectrum to ensure correct billing occurs by our bulk contract agreement.
- SIRS Report: requires notarized signature on finalized submitted report. Brian to follow-up and send updated report to Cathy Platt to post to website.
- Brown & Brown rep (Zack White) presenting insurance options including brokerage services. Discussion on need for flood insurance ensued given OBC1 not set on a flood plain following earlier research and discussion by the board resulting in a 4-3 agreement to drop flood insurance. Also, discussion about current insurance problems on hurricane damage and repairs with Brown & Brown offering to review our situation. Vote on cancelling flood insurance deferred to November budget meeting.

Motion to adjourn by Hux ... seconded by Schnell. Approved unanimously and adjourned at 12:00pm

Minutes recorded and submitted by Harford Field, OBC1 board Secretary