

OBC1 Owners Meeting: May 4, 2024

Meeting called to order Jackson 10:00 am.

Board members in attendance: Jackson, Truxaw, Field, Cybul and Hux. Board members absent: Cook and Navarro. On teleconference: None.

Notice of Owners Meeting submitted by James Jackson.

Proxies counted 24 to make quorum plus several owners in attendance.

Minutes from last meeting to be accepted without change? Yes. Jackson motioned to accept, Hux seconded. Approved unanimously.

Proxy questions 1 and 2: Waiving Reserves requirement passed 27-0; Rollover of reserves passed 27-0.

Election: No election since no vacancies and no new candidates.

Additional Ballot Questions Results: None.

Reports of Officers:

President:

- Milestone inspection completed and passed using unbudgeted reserves. Next phase is determination of useful life of items and replacement costs estimated to create a finished Reserve Study and replacement/expense table for the reserves.
- New expense coming due to City requirements to enclose dumpsters which will be done soon at the south end of the parking lot.
- Elevator at significant expense to repair at approximately \$60,000.00 including new hydraulics/piston and some electronics.
- Coating project upcoming likely to deplete reserves at some \$247,000.00 plus engineering and concrete work discovered after prepping & inspection estimated at \$40,000.00. Effort now estimated to begin soon by late May and into June.

Vice President: Truxaw landscaping report: added components for decoration and some new plants added but lack of funding slows the effort. Efforts continue including new plantings between 105 and 106 and adjacent to 104 next to the breezeway/walkway.

Treasurers Report: Doing well with dues all up to date. Reserves building and coating project likely to have largest impact. Paving of parking lot due this year and Hux has four quotes with most recent for \$56,000.00 to totally replace the asphalt, recoat and repaint and delayed until after coatings project. Insurance increased and bought second policy to cover part of huge required deductible reduces our dollar exposure.

Secretary's Report: Nothing of consequence to discuss.

Old Business:

- Lack of use of cranes to replace A/C compressors on the roof creating safety hazard as well as potential for contamination as evidenced by 4th floor spill not able to be fully cleaned. That jeopardizes upcoming painting project. To be quarterly board meeting subject where bagging and owner notification to the board required. CLOSED
- Suggested by an owner to change door color to be lighter/reflective of light to lower heating issue but still compatible with association color scheme. No changes intended per following board meeting. CLOSED
- Suggested by owner that tennis court issue to be appropriately readdressed providing ownership balanced, unbiased options going forward. Deferred to board meeting and decided to form committee headed by Kindra Cook which is doing research. CLOSED
- Suggested that potential e-vehicle charging station be added. Board meeting determined too early for investment due to excessive return on the investment to install. CLOSED
- Damage of one unit below another above needs to be researched for liability ownership (Jackson). Owner suggested changes to documents be evaluated against Florida statutes. Insurance says between owners to resolve. CLOSED

New Business

- Water leaks in ceiling of bedroom in 205 when rains are strong under unit 402. What is plan of action? Moved to board meeting to discuss.
- Beach walk-over will be removed later for beach restoration but state park walk-over by water tower will remain open throughout the project. State will then reinstall the walkover.
- Field to put out email notification of a few issues for reminder: water conservation, pets restricted on property, beach walk-over removal, returning luggage trolleys to laundry room, pool hours change to 10-10 daily, and notice that Spectrum TV boxes & remotes and modems can be upgraded for free with exchange at the Store.

Motion to adjourn: Truxaw motions to adjourn; Hux seconds; passed unanimously.

Adjournment at 10:54am.

Respectfully Submitted by Harford Field
Secretary OBC1