

OBC1 Owners Meeting: May 6, 2023

Meeting called to order Jackson 10:00 am.

Board members in attendance: Jackson, Truxaw, Field and Hux. Board members absent: Cybul, Cook, and Navarro. On teleconference: Cook and Navarro.

Notice of Owners Meeting submitted by James Jackson.

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

Proxy questions 1 and 2: Waiving Reserves requirement passed 33-1; Rollover of reserves passed 34-0.

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

Ballot Questions Results: #1- Waive full funding of statutory reserves for 2024, 35-0 YES; #2- Surplus operating funds and reserves carried forward into 2024, 35-0 YES; #3- Replace the tennis court with other functions 13-21-1 (withdrawn due to confusion of the question under advice of counsel)

Reports of Officers:

President:

- Milestone inspection later this year for \$8,400.00 required by 2022 condo statute changes.
- Legislative update on condo laws give: Some issues likely to be covered in expected upcoming special legislative session. Results to be provided to ownership via email update when available.
- Coating project upcoming likely to deplete reserves at some \$225,000.00 plus engineering and concrete work discovered after prepping & inspection. Effort estimated to start October and continue through January. To get an updated alternative quote to ensure current contract is reasonable.
- Paint conservation project (Hux): May & October with algae wash procedure to prolong paint life.
- Hux - Pool project complete but clogged bottom drains need cleanout via snake and/or dig out if snaking not successful and covered by pool repair company. Some skimmers may not be working and Dave DiGregorio will test and report to the board each skimmer's functionality. Tile separating on northeastern section.
- Truxaw landscaping report: added components for decoration and some new plants added but lack of funding slows the effort. Recent freeze has hurt many plants but most are recovering. Worked on front gate area weeding and adding some ground cover. Added Lantana doing well. Adding umbrella stands in open areas around the pool to create additional shade spots. In progress.
- Question about fixed shoe cleaner moved to safer area. Hux to rotate 90-degrees and place against the building to prevent tripping. CLOSED

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.

Old Business:

Kindra Cook accepted open board position and seated. CLOSED

Discussion to possibly go from seven board members to five in 2023. Legal review and other advice to be sought. Reason is hard to get members and association very small (42 units) and does not require a large board. 2023 update: legal review says Documents require modification to go to five members. Moved to quarterly meeting issue. Term limits of eight years with clock starting 2018. CLOSED

Reserve Assets Study proposed which is recommended and generally agreed to. Dave Hux to take lead to review possible candidates and discuss with Doolittle (assoc. acct.). Combined with structural review. CLOSED

Pool area maintenance needs to be address including: loungers, pool perimeter cap degrading (non-slip tiles recommended), pool lining deterioration. Loungers issue addressed by Truxaw; Hux looking into pool repairs. CLOSED

New 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.
- 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.
- Suggested by owner that tennis court issue to be appropriately readdressed providing ownership balanced, unbiased options going forward.
- Suggested that potential e-vehicle charging station be added.
- 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.

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

Adjournment at 11:59 am.

Respectfully Submitted by Harford Field
Secretary OBC1