

Owners Meeting: May 1, 2021

Meeting called to order by Jackson at 10:00am.

Board members in attendance: Jackson, Truxaw, Field, Smith, Cybul

Board member absent: Navarro

Notice of Owners Meeting submitted by Jackson.

Minutes from last meeting. Motion to accept by Smith, seconded by Field.

Unanimous approval.

Proxy questions 1 and 2: Approved by vote of 36-0. Passed.

Election. None required. However, at the meeting Dave Hux volunteers to join BOD.

Reports of Officers:

President-Jackson:

Coating Project:

The coating project consisted of coating six penthouse patios, plus the patios of units 207 and 216, any concrete work associated with that project as well as leveling low spots, and Engineering costs. Three bids were received ranging from \$86,690 to \$261,000. R & J Coatings was the low bid. The bid was for the base cost plus concrete work and leveling. It was also found that the six mansards had to be rebuilt. The total for the project: \$112,834 including concrete work and the mansards. \$4,500 for Engineering \$12,536 for additional concrete work not associated with the coating project. The combined Total for this project: \$129,870

Fire Detection Monitoring:

We contracted with a different company to test our fire alarms. Our fire alarm panel had to be replaced, along with eight horns and weather enclosures.

Cost: \$4,416.86

Adding an ADA approved restroom in the storage area of the laundry room:

We are currently waiting on an Engineering drawing for permitting purposes. Once that is complete we can begin work on the ADA bathroom. Cost of bathroom installation estimate: \$13,450.

\$3,800 Engineering estimate.

Renovating Unit 106:

Kitchen cabinets have been removed, carpeting and tack strips removed from bedrooms, drywall repairs complete as well as the living room and dining room walls textured. Waiting on bid to reinstall cabinets and flooring. Initial estimate was: \$4,000, which we found, it will far exceed that estimate.

Water Main:

Rerouting water main for the south side half of the complex. Water main currently runs under unit 104. The water line has been patched three times, and the plan is to reroute it through the club room.

Cost: \$4100

Vice President-Keaney:

Painted oceanside exterior blue, plus walls and tips white and established good working relationship with Chip Spagnolia of C&L Painting for future paint projects.

Completed Phase1 of landscape plan around pool and along A1A to include removal of mis-matched palms. Established good working relationship with landscape designer Lance Hilliard of Gospel Gardens for assistance with future phase professional design plans. Christy works well with him.

Selected new lawn, irrigation, weeding and feeding, and tree trimming service with Corey Enterprises to insure timely and balanced lawn care program.

Hired multi-talented handyman licensed maintenance manager Chris Michaelski to handle all in house maintenance, coordinate with contractors etc. He has repaired a number of electrical and irrigation repairs. Lighting repairs greatly enhance property appearance. Chris tiled elevator floor.

Chris and Dave DeGregorio performed repairs to pool pump system saving hundreds of dollars of outside contract repairs. American Leak Detection repaired two skim line leaks.

Dave D. and Victor Munoz, Jim Smith and Scott Ramskogler performed repairs on shuffleboard and shed area lighting as well as painting bar-b-que area. Also decluttered shed etc.

Jim Jackson coordinated fire alarm system upgrades with professional fire detection company.

Professional re-shingle of shed to include replace six sheets of water damaged plywood.

Painted laundry room ceiling and repaired club room window.

I'm sure there is much I have left out that many have contributed to. I'm also sure with Chris on board you all will keep OBC1 looking great and make it the show-case it can be.

All stay safe and healthy. *Kathy and Al Keaney (Former Owners of #217 & V.President)*

Treasurer-Cybul:

OBC1 has had quite a few unexpected expenses that we hadn't budgeted for, it's the reason why Owners need to Pay their monthly HOA dues on time to help manage the budget as we had predicted and we've done a great job of that. With a few exceptions.

Our Insurance payment is a very large piece of our budget and the timing of the payment had created a problem for us however Dave DiGregorio (Former Treasurer) has established with our reserves a pretty good system to pay this large amount out of the reserves and hopefully eliminates the need to raise our Monthly Due to just cover this expense.

Our other big expense is our Water/Sewer it keeps going up 5% every year.

When we have a pipe break like we are experiencing by Unit #104, we have to pay for all that water that is lost. We have already experienced a extra charge to our account of \$5,000. The cost of Water is tremendous.

Our CableTV/Internet service is staying pretty close to what we have budgeted.

Finally, you are all aware that the BOD decided to go with a Special Assessment firstly to replenish the reserves that we tapped down pretty low. I didn't know this before but when you purchase a condo unit here at OBC1 your lender will look to see if OBC1 has a reserve relatively close to the property value and if it's not at least 10%, often they wouldn't back the loan. So we strive to maintain 10% reserve. Provision have been created that your first payment SA \$2,000 is due June 1st and the second payment SA \$2,000 is due September 1st. Please make out a

separate check from your HOA dues. Checks are to be payable to Ocean Beach Club One and mailed to: OBC1 Mail 3500 South Oceanshore Blvd. Flagler Beach, Florida 32136

Secretary-Truxaw:

Staying with the discussion of finances, a straw poll was taken of the owners present to see if there would be interest in direct deposit of HOA dues. It was unanimous approval.

A meeting is planned May 4th with our Bookkeeper to begin this inquiry.

AAC-Field:

Status of Compliance Review as of May 1, 2021 All units that were on the list have either complied or are in the process of updating the issue. Two Units have not responded. Field explains the role of the AAC in maintaining units from the outside concerning looks and safety. The AAC also has modified the rules and regulations when they've needed updating. It's so important that OBC1 looks good, we work hard to maintain the building and grounds for YOUR property value. The AAC will start an annual inspection to review status of building.

BM-Smith:

First a big thank you to New Manager Chris Michalsky who has saved all of us significant amount of dollars not spent in the three months you've been here because of your skills. Second I'd like to thank Al Keaney for all the hard work he put in here at OBC1, Keaney reported on all the projects Smith was also involved in. Lastly I'd like to thank all the Owners who showed up at the meeting. This is a great turn out and it's important that you're here. We need more people involved in caring about OBC1. Thank you Dave Hux for jumping in to join the board. We've had a hard time for many years to get new people on the board. It's necessary so OBC1 can function. Get on a committee, be informed. Please get involved it will enhance our property.

Old Business: 6.2.20: 1-4

6.2.20:1 Jim Smith reports it took 6 months to get the repairs done. Net & poles have been repaired.

6.2.20:2 Keaney reported the painting of oceanside exterior siding blue, plus walls and tips white and established good working relationship with Chip Spagnolia of C&L Painting for future paint projects.

6.2.20:3 The coating project consisted of coating six penthouse patios, plus the patios of units 207 and 216, any concrete work associated with that project as well as leveling low spots, and Engineering costs. Three bids were received ranging from \$86,690 to \$261,000. R & J Coatings was the low bid. The bid was for the base cost plus concrete work and leveling. It was also found that the six mansards had to be rebuilt. The total for the project: \$112,834 including concrete work and the mansards. \$4,500 for Engineering \$12,536 for additional concrete work not associated with the coating project. Total: \$129,870

6.2.20:4 Keaney reported Completed Phase I of landscape plan around pool and along A1A to include removal of mis-matched palms. Established good working relationship with landscape designer Lance Hilliard of Gospel Gardens for assistance with future phase professional design plans. Christy works well with him.

New Business: 6.1.21: 1-6

6.1.21:1 Paula Unit #207 brings up a concern of concrete wall.

6.1.21:2 The main water pipe breakage will be replaced on May 17th.

6.1.21:3 Tennis Court Wall is starting to shift. Also check drainage seems to be plugged.

6.1.21:4 Laundry Room credit card/coins is still being addressed with CSC ServiceWorks.

6.1.21:5 Building Maintenance issues and discovered & continuing: Jackson reports getting a quote from R&J Coating & Waterproofing for an estimate to seal and coat OBC1 walkways in order to maintain the integrity of the building. The proposal was for all the walkways on the north, west and south wings, up to the stairway tower landing, but not the stairs. It also didn't include the balconies of the townhouse units or the end units, two different types of product could be used. **1ST TYPE:** BASF 4 day drying/cure time at a price of \$91,000. Which results in 'NO ACCESS' to Condo Units during the 4 day cure time. **2ND TYPE:** Mira Coat 8hr drying/cure time at a price of \$112,000.

6.1.21:6 Owner brings up concern of Walkover and Dune restoration process.

Adjournment.

Cybul motions, seconded by Smith, to adjourn at 12:05 am. Carried.

Respectfully Submitted by
Christy Truxaw
Secretary OBC1