

OBC1 Board Meeting Minutes March 2, 2026

OBC1 Board Meeting called to order: 10:00 am

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

Proof of notice of meeting verified and sent February 20, 2026

Reviewed and approved minutes of last meeting: Hux motioned and Cook seconded to waive reading of the minutes and accept as written. Unanimous consent by the board.

Old Business

- Elevator: New mandates on updated Florida condo regulations and process for updating to be discussed with new elevator maintenance representative from Daytona with new regional offices in Jacksonville. Meeting to be held Tuesday, March 3, 2026. Possible to schedule full updates in 2026 based upon requirements and new plan OPEN
- Roof repairs completed except for a few punch list items. R&K damage repair work to be done including one wall. Itemized list maintained. Final payment withheld pending completion of punch list. As of March 2, 2026, R&K has not started the punch list. Resolved Hux/Truxaw would provide written letter to cure by a date certain before possible legal action as delay prevents insurance payment by Lloyd's of London depriving OBC1 of important operating funds. OPEN
- Parking lot resurfacing intended to be done jointly with Ocean Breeze to gain savings. Still discussing but aiming for April resurfacing and stripe painting. OPEN
- CSC contract ends June of 2026 so Schnell sent letter requesting competitive quote for potential renewal. Also seeking quote from company used by Ocean Breeze to compare and make timely new contract decision. OPEN
- 10-year agreement for Spectrum TV & internet services ends in September 2027. Inquiry to Spectrum indicates newer services based upon streaming services option could eliminate need for modems and TV boxes. Filed to follow-up and get specific information and investigate alternative streaming services options for presentation at annual owners meeting. OPEN
- Tabled reuse of tennis court means minimal maintenance required to preserve the amenity. Drainage issues need to be addressed to ensure usability. OPEN
- Frontline Insurance payment made. Lloyd's of London payment held pending 10% full completion and payment to R&K which we are waiting for punch list completion. See roof repairs bullet above for details to close this item. OPEN
- Financial examination to ensure sufficient reserve funds available January 2027 as required by new Florida condo laws has been completed. OBC1 reserve funds must be \$260,801 by 12/31/2026 and \$33,924 to be added in 2026 leaving a need to have each unit contribute an additional \$5,281 to meet the required balance per our SIRS report. A special assessment meeting to be held March 10th at 10am to formalize an assessment to be paid in two installments in July and October. OPEN
- New website up and running with about 90% completed. Some forms and listings to be added but board agreed this action is complete enough to close as Christy Truxaw continues to make improvements over time. CLOSED
- Donations for pool equipment and landscaping has \$600 left for additional work. Some rock around pool and some pavers planned with remaining funds. More to come! CLOSED
- SIRS Report notarized signature on finalized submitted report. Truxaw to add to website. CLOSED

- Power-washed building, painting of blue accent panels pending with more long-lasting paint and painting white trim and caulk. Balcony & walkway rail edges to receive special new paint to minimize mildew discoloring. CLOSED
- Planning to replace the parking lot building awnings in 2026. Truxaw to schedule. OPEN
- Ornamental gate to A1A to be replaced in 2026 with contractor identified. Truxaw to schedule. OPEN
- 2026 OBC1 Budget by Brian Schnell – Truxaw motion to accept the proposed budget, Cook seconded, no one opposed so approved unanimously. CLOSED
 - Less cash forward this year over 2025
 - Some inflation of 3% to 3.5% included
 - 2026 dues to remain at current level of \$675 per month SIRS report for Reserves
 - \$138,866 in general reserves before addition of reserves requirements

New Business

- Schnell and Dave DeGregorio to rework engineering Reserve Study data into workable tables for tracking by the board of directors. OPEN
- New maintenance person being brought onboard to perform work needed other than the pool which Dick Truxaw will continue to maintain for the time being. Chris Dalessio will begin work April 1 and will be introduced to the owners at the annual meeting in May. CLOSED
- Brown & Brown of Daytona are new insurance brokers for OBC1 after research and interviews. They will be providing quotes to Truxaw & Schnell in the near future as renewal of policies is coming due soon. OPEN

Motion to adjourn by Hux ... seconded by Cook. Approved unanimously and adjourned at 11:03am

Minutes recorded and submitted by Harford Field, OBC1 board Secretary