

OBC1 Board Meeting Minutes May 2, 2026

OBC1 Board Meeting called to order by Hux: 11:13 am

Attendees: Brian Schnell, Frank Suarez, Dave Hux, Harford Field in person; Kindra Cook attended via Zoom. Truxaw was absent.

Proof of notice of meeting verified and was sent April 17, 2026

Reviewed and approved minutes of last meeting: Hux motioned and Schnell 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 laws and certificates will not be renewed when it expires August 31, 2026, without the required modifications. Search for contractor completed Daytona firm hired including down payment made. Funds will come from budget and elevator reserves with no plans to seek a special assessment at this time. Repair period will take 12 weeks and will begin after August 1, 2026. OPEN
- Roof repairs completed. R&K to issue certificate of completeness including release of lien enabling OBC1 to get final funds from Lloyd's of London. This is expected to be completed this month. CLOSED
- Parking lot resurfacing intended to be done after elevator upgrades are complete. Evaluation will be done to see if budget allows fall 2026 project or to delay until early 2027. OPEN
- CSC contract ends July of 2026. Schnell and Field have been negotiating and reviewing replacement options. Commercial Laundries and CSC have submitted proposals, and the board is leaning to try Commercial and make a final decision by mid-June. OPEN
- 10-year agreement for Spectrum TV & internet services ends December 31, 2027. Research indicates negotiations cannot begin prior to July 2026. Filed to research options and present for vote in 2026 Annual Owners Meeting then negotiate in 2027 for January 2028 implementation of new services. 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. Final payment is expected after lien release from R&K in May. OPEN
- 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 Schnell and Dave DeGregorio to rework engineering Reserve Study data into workable tables for tracking by the board of directors. OPEN

New Business

- Officers elected in 2025 remain for 2026-27 term: Truxaw-president, Hux-vice president, Schnell-Treasurer, and Field-Secretary.
- Requirement to update SIRS report necessitates board to find another SIRS-certified entity to avoid \$10,000 charge every time we update which is required by Florida Code 718.122. Motion by Field to initiate search and seconded by Hux. Unanimous consent.

Motion to adjourn by Suarez ... seconded by Schnell. Approved unanimously and adjourned at 11:34am

Minutes recorded and submitted by Harford Field, OBC1 board Secretary

Quarterly Meeting Schedule for coming fiscal year: August 3, 2026, Budget Meeting November 9, 2026, February 15, 2027, and May 1, 2027; Annual Owners Meeting also May 1, 2027 in Club Room at 1000 hours.