

OBC1 Owners Meeting: May 3, 2025

Meeting called to order Jackson 10:01 am.

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

Notice of Owners Meeting submitted by James Jackson.

The proxies counted were 14 when 22 needed for a quorum. Quorum not met.

Minutes from last meeting to be as written without change since no Quorum present to approve the minutes.

Election: No election since no new candidates and all current members declaring to remain active except Jim Jackson who has opted to resign/retire from the board. That leaves six active board members for 2025-26 fiscal year.

Reports of Officers:

President: Insurance company dragging their feet on assessment and payout. Sending legal letter warning of pending litigation if not moving forward. Owner discussion ensued mostly desirous of quick action to repair the damage after eight months. Some affected owners cannot get repair completed until the roof is replaced. Board have a repair agreement in place from R&K Construction and city permits issued with repair action expected to begin mid-May. Awaiting action by insurance company.

Vice President: Truxaw landscaping report: remodeled numerous beds starting with South Central signage and carrying forward into the pool courtyard transferring many plants to new areas that have proved hardy in this climate including aloe vera. Walkover completed by contractor. Palm trees and grasses planted. More flora expected in coming months. Current landscaping budget very tight due to priorities. Possible new pool patio table same as there now might be acquired by end of year. Suggestion to consider special assessment for pool equipment and landscaping (to be discussed at board meeting).

Treasurers Report: Laundry room issues with unauthorized increase in prices by CSC so currently no change in \$1.75 charges and new contract due in 2026. Some new machines installed recently and CSC requesting our approval to raise prices to \$2.00 per load. Schnell and Field to negotiate with CSC. Laundry Room deep cleaned while maintenance people onsite and changing out washers & dryers. Water hose valves are old and need replacement.

Dues up to date; report due out in a few days for through April. Assessment for funding reserves by end of year is currently about \$4,000 per unit but awaiting final passage of new legislation altering timing of fully funded reserves. Flood insurance review still needed including to consider equipment exposure and upgraded area flood management systems by Schnell & Field.

Secretary's Report: New code for Condos in play beginning this year requiring reserves fund so no longer required to vote to move remaining maintenance funds forward to the next fiscal year. No elections will be held again with no new candidates and remaining members staying on except Jim Jackson retiring. Monitoring seemingly continuous changes to Florida Condominium Act.

Old Business:

No open Old Business Issues

New Business

- Air-conditioning broken in Club Room and concern voiced about heat & humidity damage that needs to be addressed. New chairs also need to be replaced.
- Flood insurance to be reviewed for viability by Schnell & Field.
- 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. CLOSED
- 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. CLOSED
- 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. CLOSED

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

Adjournment at 11:31am.

Respectfully Submitted by Harford Field
Secretary OBC1