

OBC1 Board Meeting Minutes August 3, 2026

OBC1 Board Meeting called to order by Truxaw at 10:01am

Attendees: Brian Schnell, Frank Suarez, Dave Hux and Christy Truxaw in person; Harford Field attended via Zoom.

Proof of notice of meeting verified and was sent July 7, 2026 and posted to our web site.

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.

Finance Report

"SIRS" Special Assessment Funding Update from Schnell:

10 unit owners have made a full payment.

22 unit owners have made a partial payment.

9 unit owners have contacted Brian Schnell they will be paying the assessment on or before the October 15 deadline.

1 unit owner's payment being mailed to us from the recent sale of their Condo.

Total Special Assessment amount received to date is \$111,319.50.

Total amount remaining to be collected is \$110,482.50.

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. 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 this month with specific start date TBD. OPEN
- Parking lot resurfacing to be done after elevator upgrades are complete. Budget analysis indicates we will need to wait until 2027 to perform the work with exact dates to be determined. OPEN
- CSC contract ended July 31, 2026. New vendor, Commercial Laundries, Inc., has been contracted. Paint and some refurbishment to be completed and new machines available by 8/5. New App must be used and all funds still in current CSC App will be lost. CLOSED
- 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
- Lloyd's of London payment determined to not be eligible as loss did not exceed our deductible. Field and Schnell to review in late August to ensure we are fully and properly compensated from our policy. OPEN
- Building awnings adjacent to our parking lot have been replaced. CLOSED
- Ornamental gate to A1A has been replaced with a new custom gate. CLOSED
- Schnell and Dave DeGregorio (reserve study committee) to rework engineering Reserve Study data into workable tables for tracking by the board of directors. Schnell to release Excell table to the board and enter into our records. OPEN

- Officers elected in 2025 remain for 2026-27 term: Truxaw-president, Hux-vice president, Schnell-Treasurer, and Field-Secretary. CLOSED
- 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. OPEN

New Business

- Need policy and procedure for access to units for sale or lease when occupied. Resolved that a new Rule & Regulation item be added including letter document describing details of the new policy. This is to provide privacy and notice, especially for renters who may be unaware of the situation. Truxaw to draft and pending board approval, Field will publish. OPEN
- Truxaw presented one quote for potentially new pest control services after observation by several that pest control results appear to be unacceptable. Cost would be \$230/month over current price of \$104/month. Resolved Truxaw would seek more bids and attempt to create standard list of actions/treatments so bids can be properly compared. OPEN
- New expanded pet rules to be created by Truxaw to better administer on-premise pet activities. OPEN
- Rusting metal roof edging also causing leaks needs replacement. Suarez has one quote and will work to get more, but unanimously agreed that this must be for 2027 maintenance budget. OPEN

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

Minutes recorded and submitted by Harford Field, OBC1 board Secretary