

Club Ocean Villas

General Meeting Minutes

Saturday April 28, 2018 – Art League of Ocean City

Officers and Directors Present: Mike Graves, Steve VanRees, Jim Russell, Phyllis Carl, Denny Zimmerman, Joey Camacho, Cynthia Brown Wooten, Perry Clauser,

Absent: Linda Hunt, Mike Serekis.

Roll Call taken - We need 25% to conduct a General business meeting. Total Proxies and attendance was 37 – minutes approved from last meeting October 21, 2017.

Welcome New Unit owners – unit 33 and unit 73.

OCREM Report – Cheryl Miller - Working on confirming that OCREM has keys for each unit. Keys to be used in the event of an emergency. OCREM is also working on providing a vendor list for the complex. Ms. Miller also reported that Ocean City experienced an unusually harsh winter but was glad to report that COV faired the harsh weather very well with no major damage. She also stated the OCREM's returned call policy should be within a 1-hour window of receiving the call. There is a separate emergency number that is played on their recording.

Smoke Detectors in units are hard wired and it is recommended to replace them every 10 yrs.

Paint color for decking: Please contact McCormick Paint 1206 Coastal Hwy. Fenwick Island, DE 302-541-5551. Mention that you need the **Deck paint** for Club Ocean Villas 1, Ocean City, MD

President's Report:

1. New Roofs completed in November 2017. GAF warranty documents have been received.
2. COV experienced some water pipes that failed during the harsh winter in Buildings 4 & 5.
3. Parking lot Update: The Board has finalized a contract for repairs. The majority of the worst problems will be completed by May 22, 2018
4. The Board received complaints from the unit owners concerning the white ATZAK boards on the roofs. These boards are required for the GAF Warranty guarantee and the only color they come in is white. It was explained to the unit owners that painting the white board could create a problem for the warranty. The other concern mentioned that if we proceeded to paint the boards, some color could eventually run off on to the shingles.

However the board has decided to do a test with painting a board after a 1 year period has passed.

5. We received notification that there are some shingles missing on units 69 and 61.

Treasurer's Report:

Jim Russell presented the Financial Statements as of March 31, 2018 as prepared by OCREM. OCREM continues to miscode expenses which will be corrected. Our year end is June 30, 2018. Jim also mentioned the high rate of past due condo fees by unit owners. It is very important for all unit owners to stay current. If the amount of past due condo fees reaches 90 days or more, the current unit owner may not be able to sell their unit. We have 20 unit owners who decided to select the 4-year payment option for the roofing project.

The Board of Directors proposed and approved increasing the dues an additional \$100 per unit owner per year. The Long Range remains at \$500 per unit per year and Boat slips \$100 per unit per year. All approved by the Board of Directors.

Vice President's Report: (on By-laws and rule changes)

Steve presented to the unit owners a Summary of Association and Owners "Duty to maintain responsibilities." **See Attachment**

The Association's attorney will review the document before being sent out to all unit owners. Example of owner's responsibilities: Gate Repairs, Stucco Walls (miner cracks)

Phillip Vecchioni in unit 10 requested an engineer to inspect their interior walls, exterior walls and patio floor.

*Architectural committee: Terri McIntyre - dynastyconst@aol.com 410-984-2491.

Parking Lot Update:

Joey Camacho & Perry Clauser chair this project. A proposal was received from Matt's Paving Driveway Maintenance and Jerry's Paving. The Board realizes that the Replacement Fund should have 20% of operating dues in this account. The Board selected Jerry's Paving for this project to be completed in 2 phases. Phase 1 would be completed by Memorial Day weekend. This part of the contract totals \$67,497. Phase 2 will be completed in the Fall of 2018 subject to funding of the Replacement Account. The cost of Phase 2 is \$35,603. A motion was made by Perry and seconded by Joey. Board voted to approve this project.

Parking Lot Bumpers:

The Board continues to discuss to find a solution for how to distinguish parking spaces for visitors vs. parking spaces for owners. Jim Russell volunteered to paint a few bumpers a different color as an example. This project will be reviewed at the next Board Meeting.

Boardwalk Power Washing / Staining

Many thanks to all the unit owners who volunteered on this project! It was an extensive job in less than ideal weather conditions that day. But we got it completed and it looks great!

Phyllis Carl also volunteered to plant some flowers throughout the complex. Thank you!

New Business:

Unit #33 would like to see boat numbers or letters identifying each slip.

Election of new Board members:

The following unit owners volunteered to run for Board positions:

Paul Richter – unit 38, **Denny Zimmerman** – unit 61, **Shirley Gorwick** – unit 69, **John Cashour** – unit 77, **Perry Clauser** – unit 72 & **Phillip Vecchioni** – unit 10.

Unit owners voted in for a 3-yr term:

Denny Zimmerman, John Cashour, and Perry Clauser

Next Board Meeting - Saturday October 27, 2018 @ 8am at the Art League of Ocean City Maryland.

Next General Meeting – Saturday October 27, 2018 @ 11am at the Art League of Ocean City Maryland.

Respectfully Submitted,

James Russell

Secretary/ Treasurer