

**CLUB OCEAN VILLA**  
**BOARD MEETING**  
**SATURDAY APRIL 25, 2015**

**Officers and Directors Present:** Mike Graves, Alan Hinde, Jim Russell, Phyllis Carl, Steven VanRees, Denny Zimmerman, Linda Hunt, Cynthia Brown Wooten, Joey Camacho

**Absent:** Herb Johns

**Shore Management Report, Cindy Mooney:**

Highlights:

\* Identified major plumbing problems in building #5 (which is the pool building). The plumbing repairs totaled over \$9,000 which was submitted to the insurance company. Insurance deductible was \$2,500; the balance of \$6,500 was sent in by the insurance company.

\* Buildings 1 & 2 had sustained broken water pipes over the winter - cost to repair - approx. \$1,500. Insurance would NOT Cover this claim – Note: Shore Management is making a recommendation to have shut off valves be installed for each building. **A motion was made on this and approved. This Project MUST be completed by October 15, 2015**

\* Shore Management would like the Board to move on the roof project. Consultant report puts cost at approx. \$2000. **Action Item:** Roof Problems for Unit 53 - Major Leaks

Overall Roof Project: Marlin Cove recently had 6 buildings re-shingled. Roof Options was their contractor. They performed all the quality control as the work was done. Estimated cost for COV roof project for all buildings is \$80,000. Shore Management was asked to provide the board with the cost incurred due to roof repairs at COV for the last 3 years

**Pool Report:** The Pool was drained and repairs have started. Perfections is the name of the pool contractor. They will have everything repaired and the pool ready for the summer by May 20, 2015.

**Financial Report, Jim Russell**

Jim Russell distributed the financial report for the period July 1, 2014 through March 31, 2015. Long range account balance was \$77,752 with another \$10,000 projected to be deposited in this account before June 30, 2015,

Highlights:

- Exterior building repairs had a budget of \$41,500 through March 2015. However, only \$7,867 was expensed for repairs.
- The snow removal expense was within \$215 of the budgeted amount.
- A motion was made by Linda Hunt and Alan Hinde to keep the dues at \$2,200 per year and keep the long range fee at \$500 per year. **This motion was APPROVED by the board.**
- The Board discussed the major repairs needed to the Parking Lot, Roofs and Bulkhead and foundations for buildings 1 & 2. Engineer reports and surveys have been requested from GMB – Reggie Mariner. The board recognized that they must communicate to ALL OWNERS the cost of repairs that will be needed in the very near future. A letter will be drafted and mailed out to all owners before the October meeting.
- Court Project: Demolition of the courts have been completed at the cost of \$7,725. Contractor of record is Marlin Restoration. The landscaping of this area was contracted to Chesapeake Landscaping for the cost of \$9,497.50. Total cost of this project is \$17,222.50. All work is planned to be completed by May 21, 2015 (with the exception of the vinyl stake fence). Everyone is looking forward to having this stage of the 120<sup>th</sup> Street Landscape Beautification Project completed.
- Bulkhead Project: There has been visual confirmation that the bulkhead and its structural supports have moved and continue to move away from the main bulkhead wall. Engineering firm GMB was hired to observe signs of soil settlement and or movement along the north side of building #1. GMB's proposal was agreed to and signed on April 27, 2015 at a cost of \$675. While onsite, the surveyor was required to set up markers at an additional cost of \$450 (+/-). The board instructed GMB to move forward with all recommended repairs as quickly as possible. Some of the finger piers have also been noted as pulling away from the support beams. Unit #1 patio had sustained cracked concrete the length of the patio (which appears to have been caused by the failing of the foundation). The damage to Unit #1's patio was submitted to the insurance company and this claim was denied. However, the board approved to bear the cost of the patio repairs.

### **Newsletter, Joey Chamacho**

The newsletter has received great reviews from all the unit owners. The newsletter committee is looking for volunteers and content for the next edition

April Work Party and Picnic: We had 12 volunteers sign up for the April clean up. The group will meet after the General Meeting in the Pool area. Major task was the front section of 120<sup>th</sup> St. (planting new flowers and general clean up). Thanks to all for your help.

### **Capital Projects – Review**

Steven VanRees will be chairing this committee along with the help of Alan Hinde

The plan of this committee is to review the Reserve Study. Then the committee will obtain up to date estimates for the capital projects including replacing all roofs, the parking lot and

bulkhead (units 1 &2 and buildings 1 & 2. This committee will identify needed projects by the October 2016 General Meeting. Funding for the selected projects will be discussed at the October meeting. Funding options include: borrowing the funds, use monies from the reserve account or have a special assessment.

### **New Website Update:**

Jim Russell reported that a new domain has been secured and the software for the website is WordPress. The board would like financial statements and owners names to be password protected on the website. The plan is to keep to 2 years of meeting minutes on the website along with other information.

### **General Board Concerns:**

The board wants to have all meetings announced as early as possible to have optimal attendance by as many unit owners as possible.

Next Meeting:

Saturday, October 10, 2015 Board Meeting / 8 AM General Meeting / 11 AM

Location: Art League of Ocean City

502 94<sup>th</sup> St. Ocean City, MD 21842 410-524-9433

### **New Business:**

A request was made by a unit owner to construct a fish cleaning station. The board requested a possible drawing and proposed location from requesting unit owner.

The board is reviewing the possibility of installing ice eaters in the canal. These are designed to prevent ice from forming around the boat piers. The funding for this project would come from the Slip Fund account. A letter will be sent to each unit owner who has a boat slip assignment.

Shore Management has been requested to work towards securing a current e-mail address from each unit owner to help expedite the flow of information to all.

Noted: 4 parking lights are currently not working

Respectfully Submitted,

James T. Russell

Secretary/Treasurer