

**CLUB OCEAN VILLA**  
**BOARD MEETING**  
**SATURDAY October 10, 2015**

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

**Absent:** Perry Causer

**Guest: Shore Management:** Cindy Mooney

**Shore Management Report, Cindy Mooney:**

**Highlights:**

\* Unit #8 – Anthony Gambino – it was determined that this unit Does Not own a boat slip. The board has requested a follow-up with our attorney to possibly force an auction sale on this unit. Note that as of 11-14-15 an auction will be held on December 8, 2015 at the Court House.

\* Update of Harrison suit against the Board of Directors: The case was dismissed in District Court – the Plaintiff has subsequently re-filed in Circuit Court of Snow Hill, MD. The Law Firm of Greenspan, Hitzel & Schrader will be representing the Board of Directors for Club Ocean Villa. The lead attorney is Douglas K. Schrader. It appears at this time that Mr. Harrison will be representing himself in Circuit court. Mr. Chris Woodley, attorney for the Association, has and will be consulting on the case. Attorney Schrader's legal fees will be covered by the Association General Insurance from Nationwide Insurance.

**Shore Management Report:**

\* It was reported that in general it was a quiet summer. Wet hanging beach towels continue to be an issue. Also, there appears to be more water leaks from the second floor down to the first floor unit owners. Shore Management is aware of these leaks and will be outsourcing repairs to roofs and flashing that is in need of repair.

\* Unit #58 – New owners - They have requested to install a hand rail on the porch. The owner is to submit a drawing. Note - this was approved by the board.

\* Replacement of outside wooden gates: Shore Management is reporting that the average cost is about \$200. They are looking for guidance as to who should bear the cost of replacement – Unit owners or the Association. Shore Management will consult with Chris Woodley atty, on this issue.

\* Concrete work to be done on the west side of Building 1 – about 50 feet of concrete needs to be replaced.

\* Water shut off valves – All contractors will be presenting Time and Materials bids. We need to have 8 shut off valves installed throughout the complex eliminating the need to shut off the main valve which would interrupt service to all unit owners. Mike Graves, & Jim Russell along with Shore Management will meet with a SM recommended Plumber on Sat Oct 31, 2015. Results of that meeting: The plumber was not prepared with a solution – we requested a written proposal.

\* Insulation Project – Under each building – estimated cost from Shore Management was about \$10,000 per building. It was also suggested that we blow out water lines in the fall for about \$1,000 per building. We also need to increase the size of the access doors to access under the buildings to allow for easier access to do repair work. Shore Management will provide a quote for this as well

\* Steven VanRees gave the committee the authority to hire a contractor with a not to exceed amount of \$15,000 - - this was approved by the board.

\* Parking Lot – the cost of patching / sealing is about \$20,000 – Board to review.

\* Public lighting – the current light fixtures are failing. The cost to replace the poles plus add new LED light fixtures would cost about \$19,000. The board requested other solutions.

\* Repair to Patios – Unit 1 patio needs to be repaired. Shore Management is coordinating with the owner and the selection of an approved contractor.

#### **Bulk head Report:**

Mike Graves and Jim Russell recommended McGinty Marine Construction and George Miles Buhr engineers to the Board of Directors

McGinty's cost estimate was \$20, 475.

George Miles Buhr's cost \$1,100.

Motion was made by Joey Camacho and seconded by Linda Hunt

Approved by the Board

McGinty suggested longing pipeline from 20ft to possibly 25-30ft. GMB would be consulted before installation is started. The board also requested that the contract be reviewed as to the amount needed as a deposit. The board also would like GMB make more visits as the work was being done. Note: as of 11-14-15, McGinty has not provided a complete proposal stating the warranty.

### **Court Project / Landscaping**

We have over 15 of the new bushes that have already died due to lack of water. The sod however looks good and appears that it will survive the winter. The board plans to organize a work party to replace the dead bushes in early spring.

The Association received a complaint from Ocean City Planning concerning tree/shrub replacement compliance. Jim Russell completed the required form and submitted the form on 9-2-15 to Gail Blazer of Ocean City MD Compliance Division.

The board would like Shore Management to find a way to have the trees on 120<sup>th</sup> St be pruned back.

### **Insurance Review**

Flood insurance renewal is November 1, 2015

Options: Premium would be \$33,000 with \$1,250 deductible or \$29,000 premium with a \$5,000 deductible. Motion was to increase the deductible. Master Policy deductibles – we have \$ per occurrence.

**Website:** New website was presented – created in Word Press. The URL is [www.cluboceanvillas1.org](http://www.cluboceanvillas1.org) The board requested a password protected page for all the financial information. Web master was Beth Russell. New Feature on the site: Any unit owner can use the contact page to e-mail any questions, concerns and suggestions. The message would be forwarded to the proper person to address these issues.

### **Major Projects:**

Jim Russell distributed a proposal for replacing the roofs on all 8 buildings. This proposal is to support the Replacement Account & Reserve Study. Proposal was from F. A. Taylor & Son, Inc. Cost Estimate: \$144,585.00 which is \$18,073.13 per building. Copy Enclosed.

### **Ice Eaters for Canal**

Jim Russell presented to the board a proposal to purchase ice eaters which would prevent ice from forming around the piers and pilings – this is to prevent future damage to these structures. Motion made by Joey Camacho & seconded by Denny Zimmerman - Motion was approved by the board. The funds to purchase these will come from the Slip Fund account.

### **Upcoming Meeting Schedule:**

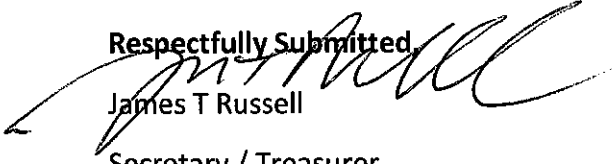
Next General Meeting is Saturday April 23, 2016 @ 11am at the Art League of Ocean City

Next Board Meeting is Saturday April 23, 2016 @ 8am at the Art League of Ocean City

Respectfully Submitted

James T Russell

Secretary / Treasurer

A handwritten signature in black ink, appearing to read 'James T Russell', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the left.