

## Club Ocean Villas

### General Meeting Minutes

Saturday October 22, 2016

**Officers and Directors Present: Mike Graves, Jim Russell, Phyllis Carl, Denny Zimmerman, Cynthia Wooten, Joey Camacho, Perry Causer, Steven Van Rees**

**Absent: Linda Hunt & Alan Hinde**

**Guest from Shore Management: Cindy Mooney**

**Welcome new unit owners from Unit #69!**

Roll Call takes proxies and present owners total 35.

Motion to accept minutes from the April 23, 2016 meeting.

#### **Financial Report:**

Jim Russell distributed the September 30, 2016 reports prepared by Shore Management. Copy Enclosed. It was noted that the long range account has a \$105,647.84 balance. We also received a detail transaction report for exterior repairs and maintenance – the total for that was \$6,470.03. (Copy enclosed).

The year audit is performed by PKS & Company, P.A. - Lee McCabe. This report will be completed by year end.

#### **Bulkhead Report - Presented by Mike Graves**

R G. Murphy Marine Construction will complete the project in 7-10 days depending on weather. GMB Engineers will provide the final approval before the last payment is released. R.G. Murphy reminder: workmanship guarantee is for 1 year only. In the final survey, the bulkhead moved about 1 ½ - 2 inches.

27 new treated poles have been installed along with new whalers along the lower portion of the bulkhead. The cost was \$46,509. Additions: FEMA anchors were also installed per regulations.

Unit #1 problem with patio and divider walls - - The Board decided to hire Mad Engineering / Harry Howe to provide a solution to repair the walls or replace. GMB was unable to provide a solution in a timely manner based on the companies work load.

New water lines for Buildings #1 & 2 – should be replaced with hard pipe, (NOT PVC material).

**Roof Project presented by Steven Van Rees:**

Current roofs were installed in the year 2000. In the last 3 years we have had considerable repairs to all the roofs in the complex. COV consists of 8 total buildings. Currently we are looking into replacements with both Asphalt roof shingles and also Metal roofs. The existing roof shingles need to be torn down to the plywood. The roofing committee is looking at 3 to 4 different proposals. Items that need to be addressed:

1. Engineer for scope of work and assistance in the recommendation of a reputable roofing company.
2. Warranties of materials and workmanship
3. Funding options

Rough estimates for a shingled roof option are around \$150,000

Rough estimates for a metal roof option are around \$300,000

The committee plans to meet in the next couple of months to finalize a recommendation.

Jim Russell to provide Funding Options;

1. Special Assessment
2. Bank Loan
3. Bank Loan and a portion from the long range savings account
4. Increase dues to pay for bank loan

Mr. Harrison is questioning the \$125 per quarter and also was questioning whether we need to replace all the roofs in the complex at this time.

**Parking Lot:**

Shore Management to secure a quote to have a new asphalt parking lot. The quote to be presented at the April meeting.

**Bulk Trash:**

A considerable amount of bulk trash is being placed by the dumpsters. The Board requested a notice be sent out to all unit owners calling for bulk trash pick-up instead of placing it near the dumpsters.

**Note:**

Allan Hinde resigned as Vice President.

The Board elected Steven Van Rees to complete his term in his absence.

Mike Serekis was appointed by the Board to complete Steven Van Rees as Director.

NEXT GENERAL MEETING IS SATURDAY April 29, 2016

11AM AT THE ART LEAGUE OF OCEAN CITY

(Plans being made for a pull together beautification project and work party and cook out,

NEXT BOARD MEETING IS SATURDAY October 22, 2016

8AM AT THE ART LEAGUE OF OCEAN CITY.

**Respectfully submitted, James T Russell - Secretary/ Treasurer**