

CLUB OCEAN VILLA  
GENERAL MEETING  
SATURDAY APRIL 12, 2014  
11AM

President Mike Graves Welcome Everyone

Roll call was made by Shore Management. Quorum was reached and the meeting moved forward.

Minutes approves from October Meeting.

**Court Presentation** made by the Board Members- Randy Goertzen was not able to attend the General Meeting but attended the Board Meeting. Herb Johns, Phyllis Carl, and Steve VanRees.

Phyllis distributed concept drawings to all unit owners present. The work can be done in phases and over time. Mr. Harrison questioned the process and stated all legal amendments need to be updated before any monies are spent on any part of the suggested improvements. John Cashour questioned how long will the project take to complete and how is the funding being addressed. Response to Cashour: funds will come from the Long Range planning account possibly taking less than 2 years to complete once a plan is approved by the Board of Directors. A suggestion was made to arrange to remove the racquetball courts first – this part of the property is in of need a repairs or removal as soon as possible.

The discussion continued on the recommended changes one being a pavilion, shuffle board area, and planting 3-4ft evergreens and berry bushes in front of 120<sup>th</sup> street on the property line giving the effect of a private complex. Mr. Harrison again questioned the status of the amendments which is to be handled by the association attorney Mr. Chris Woodley. Mr. Harrison suggested a definite plan to be put in place.

The Court committee chaired by Steve Levy, will meet and make a formal recommendation to the Board of Directors.

**Presidents Report by Mike Graves:**

Mike emphasized to the members to join a committee, the work is not all done by Shore Management. The more work parties to do small projects the more money is available to handle Major Projects such as Front of 120<sup>th</sup> Street, Roofs, and Parking Lot repairs.

Mike requests that all outside hoses be disconnected in the winter months and Shore Management must check each unit.

Unit 2 Wall our engineers GMB George, Miles, and Buhr Reggie Mariner met with Marlin restoration constructed to review what is needed to help find a way to secure a solid foundation. A plan was agreed upon, MB made inspections throughout the process of removing the old wall the old foundation.

Budget Report: Jim Russell presented a approved budget for Fiscal Year 2014/2015. The annual dues will increase by \$100.00 per year or \$2200.00 per year. The Long Range Assessment will remain at \$500.00 per year. The Long Range Account should have about \$50,000.00 by June 30<sup>th</sup> 2014.

**Bulkhead:** GMB also recommended a survey be taken of the Bulkhead for the eastside and westside. A cost estimate to be provided, the concern is whether the bulkhead is failing.

**Perfection Pools** was retained again this year. Repairs needed are caulking and underwater lights cost of \$2,100.00 Board approved these repairs. Pool furniture was approved with the cost estimate of \$1,500.00.

**COV Newsletter-** Joey Camacho will be chairing this project all help is welcome. The newsletter will be sent out via email.

**Owners Concerns:** Bulkhead needs to be monitored each year-down spouts and PVC are disconnected throughout the complex. Agreeing to have a community grill in the court renovations will be a problem. It was pointed out the the unit age and the units are rented out expect more repairs such as gates. Shore Management has prepared a document explaining what items are paid by the association and what items should be paid by the unit owner. Boardwalk area need boards replaced. It also appears some sinking is happening in certain sand areas near Bulkhead, Shore Management to review.

**Election of the Board Members:**

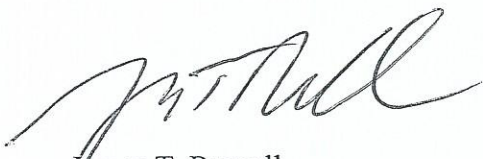
Ken Brandt withdrew his name from consideration. The unit owners were presented with two candidates Linda Huntt and Phyllis Carl, new term expire April 2017. Motion Approved

**Next Meeting Date:**

Saturday October 11, 2014 at 11:00 am Board Meeting at 8am

There being no further business, the meeting was adjourned.

Respectfully Submitted,



James T. Russell  
Secretary/ Treasurer