

Club Ocean Villas

General Meeting Minutes

Saturday October 27, 2018 11 am – Art League of Ocean City

Officers and Directors Present: Mike Graves, Steve VanRees, Jim Russell, Phyllis Carl, Perry Clauser, Joey Camacho, Mike Sereikis & Shirley Gorwick.

Absent: Denny Zimmerman, John Cashour. Linda Huntt resigned from the Board & Shirley Gorwick was asked to finish the current term of Linda Huntt which expires in April 2020.

Roll Call taken - We need 25% to conduct a General business meeting. Total Proxies and attendance was 39 – minutes were approved from last meeting April 28, 2018.

OCREM Report – Cheryl Miller - OCREM has keys for all units in storage at their offices.

*OCREM made suggestions on the following topics:

1. Paint all fire hydrants in the complex
2. Spread more landscaping stones in the common area at the west and east sides near the fence,
3. Repair dumpsters as needed and paint all dumpsters one color.
4. Inspect under each building for missing insulation.
5. Expand crawl space access panels.
6. Have all hose bibs turned off for the winter.
7. Utility box – to be repaired in two weeks by Ken Miller Utility Company.
8. Reported that units #1 and #6 have white sliders. Violation notices were sent out to these units.
9. Unit #5 has a red door which is in violation. OCREM to send out notice.

*Set up color match for **Front Doors** color – Bronze, **Fencing** color – Cabot Stain in Chestnut Brown available at McCormick Paints in Fenwick DE.

*Repairs that are needed: Concrete work cracks for Building #7 and Building #1. To be patched with liquid concrete, this task will be given to Marlin Restoration.

*OCREM's new emergency phone number is: **1-667-330-1319**

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President's Report:

Mike Graves spoke about the Reserve Study stating the Accomplishment of Club Ocean Villas listing: New Roofs with 40 year GAF warranty, Parking lot repaved, new landscaping, and Racquet ball court converted to usable green space.

Treasurer's Report:

* Jim Russell presented the Draft auditors Financial Statements for year ending June 30, 2018 have been received and has been approved by the Board of Directors. The auditors made 23 correcting journal entries to adjust and correct the financial statements that were prepared by OCREM.

* Total cash as of September 30, 2018 totaled \$109,856.38. Bank Loan balance was \$43,425.93. Jim pointed out that the Operation Fund owes the Replacement Fund \$54,481.

* Bank of Ocean City –September 30, 2018 statement reported loan balance of \$44,508.54. There is a \$1082.61 discrepancy between the two and an internal inquiry will be made to correct the internal financial statements.

Miscellaneous:

* Second Phase of parking lot repaving will start on Monday October 29, 2018. The main and only catch water basin will be repaired at a cost of \$2,550. Parking bumpers will be power washed and repainted noting the reserved spots for unit owners.

* Landscaping – the Board approved to bring in additional landscaping stones to the west and east common areas. The Board and OCREM will secure quotes for new lighting for the complex.

* Unit owners expressed concern that the front area lawn needs to be treated to address the growth of weeds.

* The Board approved and announced that snow plowing and salting will be done with a snow accumulation of 3" or more. OCREM to provide a list of owners who live full time at COV to the snow plow company.

* The water lines for hoses for each unit will be turned off for the winter and the water bubblers in the dock area will be installed by November 30, 2018.

* The community pool is in need of major repairs including resurfacing. Estimated cost of repairs is approximately \$7,000.

* The Board is working on an Approved Vendor list. Some possibilities were suggested at meeting. Each company to be considered would need to submit the following: 1. Certificate of Insurance, 2. Current License, 3. Published Rates.

Some names for the Approved vendor list that were submitted for review were: Mark Fields / Fields Service Company & Seaside Plumbing Inc. There will be a committee created for this project with Jim Russell as the Chairperson.

- Next Major Project – Reinsulating the crawl space underneath units as needed. This will be done in November 2018.
- Other repairs needed: nails popping outside of most buildings and water in units 49 & 50.

Meeting Adjourned 12:45 pm

Next Board Meeting - Saturday April 27, 2019 @ 8am at the Art League of Ocean City Maryland.

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

COV Website: cluboceanvillas1.org

Respectfully Submitted,

James Russell

Secretary/ Treasurer