

Club Ocean Villas

General Meeting Minutes

Saturday April 27, 2019 11 am – Art League of Ocean City

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

Mike Graves introduced the new management company: Braniff Property Mgmt. Administrative management was awarded to: Baker & Associates.

Minutes were approved from last meeting on October 27, 2018.

President's Report

- The re-paving of the parking lot was completed and new signage for the Reserved Parking spaces will be completed within a week. Unfortunately, there is still some ponding which exists. It was discussed that an engineer was not hired, (in order to save over \$30,000 in fees and permits.) Therefore, some ponding will continue to exist after heavy rains.
- Pool contract for 2019 was awarded to Perfection Pool.
- Speed bumps have been purchased and will be installed in the near future. Measurements are: 108" x 24" x 2/3". Cost for this will be \$1,546.12

Treasurer's Report:

- The Treasure's Report was distributed along with the Proposed Budget for the period July 1, 2019 through June 30, 2020. There was no increase in dues.
- The repair and maintenance expense for 2018 is expected to be over budget due to the replacement of siding and flashing projects.
- Collection of owner's dues continues to be a struggle. All owners were reminded of process after 30 days delinquent. First, a reminder letter will be sent, then after 60 days past due, a Certified Letter will be sent. After 90 days, the Treasurer will be notified of the delinquent owner before collections are turned over to the COV attorneys.

Projects:

- Fix lighting around the Pool area
- The Board is securing bids to inspect, fix, repair / replace dryer vents in all the buildings
- Building Color – the building paint colors are as follows:
 - Trim – Sherwin Williams Resort Tan SW 7550
 - Main Wall – Sherwin Williams Escape Grey SW 6185
 - Pitch Box – Sherwin Williams Khaki shade SW 7533

Action Items:

- Units 65 & 80 – Repairs to flashing
- Inspection of the current venting system
- Reserve Study - Quotes
- Continue to work on Approved Vendor list
- Review options to remove water under the buildings
- Estimates needed for re-surfacing of the pool

Next Board Meeting - Saturday October 26, 2019 @ 8am at the Art League of Ocean City Maryland.

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COV Website: cluboceanvillas1.org

Respectfully Submitted,

James Russell

Secretary/ Treasurer