

Club Ocean Villas

Board Meeting Minutes

Saturday October 26, 2019

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

Minutes approved from last meeting on April 27, 2019

Meeting called to order 8:05am

Unit 10 made a presentation to the Board Members. Both parties agree upon working through to resolve all issues concerning units 9 & 10. Insurance claim has been filed by the association. It is believed that unit 10 has not filed a claim with their insurance company.

Reserve Study

The Board approved Craig D. Smith of Criterium Harbor Engineers to perform the Study. The last study of this kind was performed in 2012. Estimated cost for this study is \$2,200.

Misc.:

Discussion was held concerning some unit's white sliders and white doors. The Board agreed that a notice will go out in January 2020 to all units not in compliance. They will be given a deadline of April 1, 2020 to correct any sliders and doors not in compliance with current color regulations.

Management Report:

Braniff Management is currently working on an approved vendor list.

Correct Paint colors to our complex is to be distributed to all unit owners and has been posted on the COV website. Correct colors are as follows:

Buildings Main walls – Sherwin Williams – Escape Grey SW color #6185

Building Trim – Sherwin Williams - Resort Tan SW color #7550

Building Pitch boxes – Sherwin Williams Khaki SW color #7533

Sliding Doors, Screens and Windows trim color – Duron Paints in the color BRONZE

Decks and Fences – McCormick Paints Fenwick DE – Use Cabot Stain in the color Chestnut Brown. All paints are listed on our website: www.cluboceanvillas1.org

BY- LAWS:

Steve Van Rees presented potential amendments to the current BY-LAWS

Steve discussed the need for amending the current BY-LAWS to accommodate new issues concerning our community. One possibility is to create new restrictions regarding the parking lot. For example: to limit the size of a truck that is allowed to park in our lot to a ¾ ton truck with a maximum of 4 wheels. Changes like this can help improve the lifespan of our newly paved parking lot. Another example of another possible amendment concerns architectural controls. Owners that wish to make structural or landscape changes would need to go through an approval process by filling out a form that would go to the Board for approval. If owners are interested in looking over the COV BY-LAWS, they are on the COV website in the “General Documents” tab.

Discussion was held concerning standing water under the Buildings. Most problems are at Bldgs. #5 & 8. Jim Russell will reach out to MAD Engineering / Harry Howe, 410-289-1859. The task is to find a solution to remove the water underneath the buildings.

Pool Repairs Needed:

Perfection Pool Company has suggested Resurfacing of the pool at an estimated cost of \$8,000 to be completed in 2020. Mike Graves will try to secure additional quotes. This expense would be considered Capital expense funds and come out of the Reserve Account.

Discussion was held concerning restricting commercial vehicles in the COV parking lot. The following suggestions were made but not yet approved:

- No vehicles will be allowed on site with a gross weight over 8,000 lbs.
- No Commercial vehicles will be allowed except for repairs and maintenance. In the event a unit owner has a commercial vehicle over 8,000 lbs., the vehicle must park on 120th ST.
- No Boat Trailers are allowed on the complex overnight

New committees formed by Mike Graves:

Architectural Committee – Perry Clauser, Steve Van Rees & Mike Graves

Beautification Committee – Phyllis Carl & Shirley Gorwick

Insurance committee – Jim Russell & Joey Camacho

Treasurer's Report:

Jim Russell, along with Baker and Associates, presented the internal June 30, 2019 financial statements and the August 30, 2019 Statements. Collection of Dues continues to be an issue. Units #8 & 41 – with Attorney & Units #1, 3 & 51 are Delinquent. Jim to Call.

FY 2018/19

*Audit is in Progress

*Preliminary P & L indicates Operating Income close to Budget about \$4K unfavorable).

FYTD Sept 30, 2019

*Tracking close to budget

*Unit 9 & 10 expenses to date @ 10-24-2019 - \$7,166 (Total incurred to date - is \$11,228.)

*Cash Balances: Operating Account: \$46,331, Reserve Account: \$66,858, Boat slips: \$4,162

Accounts Receivable:

*2 units with Atty, #8 & 14

*3 other units delinquent - #1,31,& 51

*Unit 31 is due to roof slip assessment in question (see below)

Open Issues:

* Unit 31 – Purchased in May 2018. Had not been billed for roof by (OCREM). Baker invoiced for quarters owed. Owner responded and said he know nothing about it. No record of resale cert (OCREM) to confirm if the new owner was made aware. We have been unable to acquire a resale certificate or settlement paperwork. Atty Chris Woodley is aware of this issue

Boat Slips: are “Assigned” not deeded.

* Internal document shows Unit 45 with a boat slip assigned. Owner had previously argued that she had no knowledge of such assignment.

- * 2011-2017 – Unit 51 was billed
- * 2018/19 billing was missed for 1 slip. Baker invoiced Unit 45 per record and owner responded with same - (no knowledge).
- * Slips may be sold / transferred to other owner/unit.

Roof Assessments

- * 17 units (including #31) still owe – quarterly payments of \$186.83

Next Tentative Board Meeting: Sat Feb 15, 2020 10am, at Ocean City Library

Annual meetings:

Board Meeting Sat April 25, 2020 8am - Art league of OC

General Meeting Sat April 25, 2020 11am - Art league of OC

Respectfully Submitted,

James Russell

Secretary/ Treasurer