

Club Ocean Villas

General Meeting Minutes

Saturday October 26, 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.

Conner Braniff - Roll Call taken and there were 37 owners present & proxies. This was enough for a quorum. Conner also reported that there were no major issues since last meeting.

Minutes were approved from last meeting on April 27, 2019.

President's Report - Mike Graves

- Mike discussed the ongoing construction project concerning units 9 & 10. The Board members met with the owners of Unit 10 at the Board Meeting immediately prior to this General meeting. There was a productive discussion with Unit owners 10 and a plan has been put into place to come to a resolution.
- Mike also discussed the current need for other unit owners to get involved either as a volunteer on a committee, or as an upcoming Board Member.
- Mike recognized Board Member Steven Van Rees to talk about the Reserve Study. Steve explained in detail that a Reserve Study would be conducted to identify any upcoming Improvements to the complex. Reserve Studies are conducted every five years in order to stay on top of the needs of our association and to make a plan of these needs in order of priority with approximate costs. Some of these needs were identified and verbalized, including:
 - Flashing on Unit 65 needs to be replaced
 - Separation walls between units in Bldgs. 1 & 2 appear to be leaning
 - All dividing walls should be inspected for problems.
 - Drainage system in front of unit 58 is still in the process of being evaluated and repaired by Jerry's Paving
 - Other Misc. problems reported by unit owners include: Can speed bumps be locked and unlocked for removal in winter to allow snow plowing? (Yes). Unit 66 noted a problem with the way the dryers are vented and they are getting an odor in their unit. There was much discussion about the best way to remedy drying venting

problem which started with making sure that all unit owners have their dryer vents cleaned regularly. One owner suggested that all dryers be vented to the SIDES of each building, currently only some are being vented to the side of the buildings. Jim Russell explained that the top units should be vented to the sides of the buildings and the bottom units should be vented underneath the building. Over the years as owners have done improvements, some re-routing of these venting systems may have taken place. Unit 16 also noted that she gets a “fishy” odor in her unit during the winter months. It was decided that the venting of the dryers should be a part of the Reserve Study. Mike encouraged any unit owners with this type of venting construction knowledge to volunteer to be on a special committee for this. Mike also suggested that all units need to be inspected underneath each building to identify any problems. This could also be a part of the Reserve Study.

- Unit owner reported that during some owner’s renovations, they have removed support columns that support the second floor unit decks which could be dangerous and unsafe.
- Unit 65 reported that the water spigot on their deck is leaking – others members chimed in that they have the same problem. It was suggested by another owner that when this happens, the vacuum breaker needs to be replaced.
- It was mentioned that we are working on an “Approved Contractors” list. All contractors on this list will have a valid and current MHIC License.

Treasurers Report – Jim Russell

- Jim handed out the Treasurer’s Balance Sheet for FY2019. He reported that we are financially strong. The Balance sheet for year ending June 30, 2019 was completed and sent to the independent auditors. When this is completed, it will be approved by the Board and posted on our website.
- 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.

Amending By-Laws – Steven Van Rees

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 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 the newly paved parking lot. Another example of a possible amendment to the by-laws 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.

Miscellaneous Items:

- General Winterization suggestions for all unit owners were discussed. Mike announced that general winterization guidelines will be distributed to all unit owners.
- Unit owner discussed the widening of steps up to the second floor units. A contractor told this unit owner that all steps to the second floor are now out of code and if an owner wishes to update and replace these steps, they can now be up to 4’ wide.
- Resident requested that communication between management and unit owners could be improved. It was suggested that we look into “Live Streaming” the current General Meetings via phone and/or internet so that more owners could participate. Board members asked for suggestions from those owners that are more technically savvy to help in this possible project.
 - **Paint Colors:** Building paint Colors:
 - **Trim** – Sherwin Williams - Resort Tan SW 7550
 - **Main Wall** – Sherwin Williams - Escape Grey SW 6185
 - **Pitch Box** – Sherwin Williams - Khaki shade SW 7533
 - **Sliding Doors, Screens and Window** trim color: Duron Paint in Bronze
 - **Decks and Fences** – McCormick Paint in Fenwick De – use Cabot Stain in Chestnut Brown All paint colors are listed on our website: www.cluboceanvillas1.org under the “Paint Colors” tab.

Action Items:

- Units 65 & 80 – Repairs to flashing
- Inspection of the current dryer venting system
- Reserve Study - Quotes
- Continue to work on Approved Contractor / Vendor list
- Review options to remove water under the buildings and do general overall inspection of underneath each building.
- Make sure final repairs to drain in parking lot are completed by Jerry’s Paving
- Distribute winterization guidelines to all unit owners
- Look into Live Streaming app for better communication and meeting participation
- Estimates needed for re-surfacing of the pool
- Estimates & Design needed for shower in pool area

Next Board Meeting - Saturday April 25, 2020 @ 8am at the Art League of Ocean City Maryland.

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COV Website: www.cluboceanvillas1.org

Respectfully Submitted,

James Russell

Secretary/ Treasurer