

# Club Ocean Villas

## Board Meeting Minutes

**Saturday February 15, 2020**

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

Note: Keith Lupka was voted in by the Board to complete the term of John Cashour

Jim Russell distributed the Draft of the Reserve Study prepared by Criterium Harbor Engineers, Craig D Smith – Principal. Jim Also distributed the Draft for the Audited Financial Statements for period ending June 30, 2019.

The Board was asked to approve the Reserve Study Report and the Draft Audited Financial Statements by January 24, 2020. Jim also presented an aging report showing that 2 units have been turned over to our attorney for formal collection processes.

### **Pool Management contract:**

Premier Pool Service and Management was briefly discussed. Jim forwarded a complete proposal to all Board members on February 25, 2020 @ 7:23 am from Premier Pool for consideration and requested a vote to change from our current service, Perfection Pools. Premier Pool Service came recommended by Braniff Management Company.

On 3-9-2020, the Board made the decision to stay with Perfection Pools.

The Board would like a true landscaping company to submit a proposal for the grass area along 120<sup>th</sup> St.

### **Unit 9 & 10 Discussion:**

Unit 9 reported that contractors apparently used their bathroom while repairs were being made to units 9 & 10. This was discovered by the owners. Braniff Mgmt. was tasked with cleaning the unit along with the carpet. This incident was also reported to the contractors.

Mike Graves provided an update on the repairs needed at Units 9 and 10. In Unit 9, Sliders have been installed and the siding has been installed as far as possible. The owners of Unit 10 have concerns as to how the siding was being installed in the area near unit 10 (bottom unit).

A meeting was arranged by Braniff Mgmt. Attending the meeting – Harry Howe, Engineer; Mike Graves, Pres COV; OC City inspectors & Conner Braniff; Owners of Unit 10 & contractors of record. Concerns shared by Unit 10 as to the proper installation and possible Code violations were discussed. A Plan was apparently agreed upon to remedy the exterior work.

COV attorney, Chris Woodley, (by the direction of COV Board) is to arrange a meeting with the attorney representing Unit 10 owners to discuss the repairs needed to the interior of Unit 10 as documented by Unit 10 owners.

**Misc.:**

- Commercial Vehicle Rules topic was tabled until the April Board meeting,
- Marlin Restoration's annual contract was approved by the Board at a 10% increase in cost. This brings their annual cost to \$7,480. This increase represents the first increase in 3 years. New contract covers the period from June 5, 2020 to June 4, 2021.
- Flashing Project - A lengthy discussion was held on the disadvantages of the Association assuming the cost of the flashing project. Namely, the concern over the unknown repairs that may be needed when the contractors start to remove siding and support beams. Ultimately, the Board voted to go forward with the 10 units and to pay for the cost of these repairs.
- Jim Russell pointed out that 3 Board members terms will end April 25, 2020

**Action Items Needed:**

- Resolve Units 9 & 10
- Power wash boardwalk and stain
- Power wash Pool area
- Possibly select new pool contractor
- Replace pool door and bring up to code
- Firm up new Board member
- Prepare a budget for the period 7-1-2020 to 6-30-2021
- Commercial vehicle rules to be established
- Engage committees

**Next Meeting: April 25, 2020 at Art League of Ocean City @ 8am**

**Respectfully Submitted,**

**James Russell - Secretary/ Treasurer**